

Staff Summary Report



Council Meeting Date: 12/17/03

Agenda Item Number: 4

SUBJECT: This is a public hearing for Playa Del Norte for a zoning change, a Preliminary PAD, a Final PAD for Lots 1, 4, and 5, and a Preliminary and Final Subdivision Plat, including a use permit and variances, located at 179 North Scottsdale Road.

DOCUMENT NAME: 20031217d2k01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **PLAYA DEL NORTE** (Playa Del Norte LLC., City of Tempe, property owners). **#RRC03050** for a zoning change, Preliminary PAD, a Final PAD for Lots 1, 4, and 5, and a Preliminary and Final Subdivision Plat, located at 179 North Scottsdale Road. The following approval is requested from the City of Tempe:

#ZON-2003.18 Ordinance No. 2003.18 A zoning change from AG, Agricultural, I-1, Light Industrial, I-2, General Industrial, and PCC-1, Planned Commercial Center, to MG, Multi-Use General District on 22.78 net acres.

#SPD-2003.90 A Preliminary Planned Area Development consisting of 90,000 square feet of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 square feet for restaurants and an additional 20,900 square feet of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 square feet for a restaurant (Lot 1), 112 residential condominiums (230,316 square feet in Lot 4), and 543 apartment/condominiums (742,194 square feet in Lot 5) on 12.44 net acres. **(Please see list of use permit and variances on attachment #4)**

#SBD-2003.91 A Preliminary and Final Subdivision Plat for six lots on 22.78 net acres

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)
Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval, subject to conditions

ADDITIONAL INFO: The applicant is requesting a zoning change, a Preliminary Planned Area Development (PAD) for Playa Del Norte, including Final Planned Area Development including site plan, landscape plan, and building elevations for Lots 1, 4 and 5, and a Preliminary and Final Subdivision Plat for approximately 22 net acres. The project area is located at the southeast corner of Scottsdale Road and the Red Mountain Freeway Loop 202. The overall intent of Playa Del Norte is to provide a mixed-use product including office, retail, restaurant and residential. Lot 1, In-N-Out Burger is requesting a Final PAD for a restaurant consisting of 3,187 s.f. with an outdoor dining area. Lot 4, Weststone is requesting a Final PAD for 112 residential condominiums and Lot 5, Mondrian is requesting a Final PAD for 598 apartment/condominium units. Lots 4 and 5 would allow individual ownership on condominium oriented designs close to employment locations and entertainment facilities. Staff supports this request and to date, no public input has been received. **Note: On December 2, 2003, Redevelopment Review Commission approved this request by a 7-0 vote.**

- ATTACHMENTS:**
- 1. List of Attachments
 - 2-4. History & Facts / Description
 - 5-9. Comments
 - 9. Reasons for Approval
 - 10-11. Conditions of Approval for Playa Del Norte Preliminary PAD
 - 11-19. Conditions of Approval for In-N-Out Burger Final PAD
 - 19-27. Conditions of Approval for Weststone Final PAD
 - 27-37. Conditions of Approval for Mondrian Final PAD

- A. Location Map
- B. Letter of Explanation/Intent
- C. Justification for Variances and Use Permit
- D. Traffic Report
- E. Subdivision Plat
- F. Preliminary PAD for Playa Del Norte
- G. Landscape Plan for Playa Del Norte
- H. In-N-Out Burger Letter of Explanation/Intent
- I. In-N-Out Burger Final PAD (Lot 1)
- J. In-N-Out Burger Floor Plan
- K. In-N-Out Burger Building Elevations
- L. In-N-Out Burger Landscape Plan
- M. In-N-Out Burger Preliminary Grading and Drainage
- N. Weststone Letter of Explanation/Intent
- O. Weststone Final PAD (Lot 4)
- P. Weststone Floor Plans
- Q. Weststone Building Elevations
- R. Weststone Sections
- S. Weststone Landscape Plan
- T. Weststone Landscape Details
- U. Weststone Preliminary Grading and Drainage
- V. Mondrian Letter of Explanation/Intent
- W. Mondrian Final PAD (Lot 5)
- X. Mondrian Floor Plans
- Y. Mondrian Building Elevations
- Z. Mondrian Sections
- AA. Mondrian Landscape Plan

HISTORY & FACTS:

October 21, 2003

Redevelopment Review Commission held a review session regarding this request. The applicant briefly explained the overall Playa Del Norte development and explained in more detail the Final P.A.D.'s (Lots 1, 4 and 5) the restaurant and residential portion of the master plan.

November 4, 2003

Redevelopment Review Commission continued this request to December 2, 2003, at the applicant's request.

December 2, 2003

Redevelopment Review Commission approved this request by a 7-0 vote.

DESCRIPTION:

Owner – Playa Del Norte, LLC., (Brad Wilde), City of Tempe
Applicant – Gammage and Burnham, P.L.C., Manjula Vaz
Architects – Butler Design Group (Preliminary P.A.D.) / Parady Gray Architects, LLC.(Mondrian) / Biltform Architcure Group (Weststone) / Steven Langford Architects Inc., (In-N-Out Burger)
Engineer – Brady – Aulerich & Associates, Inc. (Plat)
Existing zoning – AG, PCC-1, I-1, I-2
Proposed zoning – MG, Multi-Use General District
Total site area – 22.78 net acres

BUILDING AREA FOR PLAYA DEL NORTE, ALL LOTS:

Total Building Area -	1,096,597 s.f.
Office -	90,000 s.f.
Retail/Office/Restaurant -	20,900 s.f.
Restaurant -	13,187 s.f.
Residential / Condos -	112 units /230,316 s.f.
Residential / Apts/condos -	543 units /742,194 s.f.
Total Building Lot Coverage -	34.0%

In-N-Out Burger (Lot 1)

Site area – 1.62 net acres
Bldg. area – 3,187 s.f.
Bldg. height – 22 feet / 35 feet (top of tower)
Bldg. coverage – 4%
Landscape coverage – 25%
Parking required – 52 spaces
Parking provided – 91 spaces
Bicycle parking required – 10 spaces
Bicycle parking provided – 10 spaces

Lot 2 (Future – Office / Retail / Restaurant)

Site area – 1.61 net acres
Bldg. area – 18,500 s.f.
Bldg. height – 2 stories
Bldg. coverage – 14%
Landscape coverage – 20%
Parking required – 114 spaces
Parking provided – 114 spaces
Bicycle parking required – 14 spaces
Bicycle parking provided – 14 spaces

Lot 3 (Future – Restaurant)

Site area – 1.62 net acres
Bldg. area – 8,000 s.f.
Bldg. height – 1 story
Bldg. coverage – 11%
Landscape coverage – 20%
Parking required – 107 spaces
Parking provided – 109 spaces
Bicycle parking required – 16 spaces
Bicycle parking provided – 16 spaces

Weststone – Condominiums (Lot 4)

Site area – 2.61 net acres
Bldg. area – 230,316 s.f.
Number of units – 112 units
Dwelling units/ac. – 43.2 d.u./ac.
Bldg. height – 68 feet
Bldg. coverage – 51%
Landscape coverage – 43%
Parking required – 248 spaces
Parking provided – 224 spaces (2/unit – variance requested)
Bicycle parking required – 112 spaces
Bicycle parking provided – 45 spaces (variance requested)

Mondrian – Apartments / Condominiums (Lot 5)

Site area – 8.19 net acres
Bldg. area – 742,194 s.f.
Number of units – 543 units
Dwelling units/ac. – 66.29 d.u./ac.
Building height – 1 to 12 stories
Bldg. coverage – 49%
Landscape coverage – 11% (variance requested)
Parking required – 1089 spaces
Parking provided – 1,054 spaces (2.28/unit) (variance requested)
Bicycle parking required – 543 spaces
Bicycle parking provided – 120 spaces (variance requested)

Lot 6 (Future – Office)

Site area – .47 net acres
Bldg. area – 90,000 s.f.
Bldg. height – 3 stories
Bldg. coverage – 15%
Landscape coverage – 20%
Parking required – 360 spaces
Parking provided – 454 spaces
Bicycle parking required – 36 spaces
Bicycle parking provided – 36 spaces

Use Permit:

Allow outdoor dining in the MG Zoning District.

Variances:

1. Waive the required landscape buffer, six (6) feet wide, along the east and west property lines of Lot 4 and Lot 5.
2. Reduce the required on-site landscape area from 30% to 11% of the net site area for Lot 5.
3. Waive the recreation vehicle (RV's) parking spaces required for Lot 4 and Lot 5.
4. Reduce the required bicycle parking spaces from 28 to 14 for Lot 2, from 32 to 16 for Lot 3, from 112 to 45 for Lot 4, from 543 to 120 for Lot 5, and from 72 to 36 spaces for Lot 6.
5. Reduce the required number of motor vehicle parking spaces from 248 to 224 for Lot 4 and from 1,089 parking spaces to 1,054 parking spaces for Lot 5.

COMMENTS:**Project Description, (Overall Project)**

Playa Del Norte is a mixed-use development consisting of over one (1) million square feet of office space, retail, restaurant, and residential space on 22.78 net acres located on the north bank of Tempe Town Lake, east of Scottsdale Road, south of the Red Mountain Freeway/Loop 202 on an existing vacant site. In order to accommodate the proposed development, the applicants are requesting a change in zoning, a Preliminary and Final subdivision plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request is a use permit to allow outdoor dining in the MG Zoning District.

General Plan 2020

General Plan 2020 Projected Land Use designates the subject property as mixed-use. This category encourages development of creatively designed projects which combine residential, service, office and retail uses. The goal is to develop, through an integrated mixture of uses, a development where people can live, work and recreate, all in the same development. This site appears to be consistent with General Plan 2020. The applicants are proposing urban residential units, both for sale and rental, along with commercial office, retail shops, restaurants and an open space park for recreation.

Zoning

Playa Del Norte is proposing a mixed-use development project on parcels that are currently zoned AG, PCC-1, I-1, and I-2. In order to accommodate the proposed development the applicant is requesting to rezone the properties to MG, Multi-Use General District. The purpose of the MG district is to encourage unique design and site planning solutions for intensive single or mixed uses at suitable nodal locations within the city. The proposed zoning, MG, appears to be compatible with the proposed uses for the site, which are all permitted under the MG Zoning District.

Subdivision

The applicant's intention is to divide the existing parcels into 6 (six) new lots. Lot 1 will accommodate In-N-Out Burger, Lot 2, office/retail, Lot 3, restaurant space, Lot 4, Weststone condominiums, Lot 5, Mondrian apartment/condominiums, and Lot 6, commercial office space. The proposed lots have access to a public street and appear to meet the minimum required technical standards of Subdivision Ordinance 99.21.

Project Phasing

Playa Del Norte will develop in multiple phases. The first phase of development, included with this application are three Final Planned Area Developments (PAD) which will include In-N-Out Burger (Lot 1), Weststone (Lot 4), and Mondrian (Lot 5). Later phases will include the development of office/retail space (Lot 2), restaurant space (Lot 3), and commercial office space (Lot 6).

Traffic Impact Analysis

The development team has worked closely with City staff over the past two years to achieve a balance between two conflicting objectives; maximizing development density on this site and minimizing the traffic impacts of such development on the Rural Road corridor.

Playa Del Norte has very limited access, due to its unique location between Tempe Town Lake and the Red Mountain Freeway/Loop 202. The site's location imposes access constraints that severely limit the development potential of the land, because the site has essentially only one-sided access (Scottsdale Road). Another access route is the Miller Road extension located towards the northeast of the site under the freeway. This extension will be developed in conjunction with this project and will provide some direct access on the north side. However, this new route will have both limited capacity and visibility. The study indicates that the proposed roadway improvements will provide enough capacity to accommodate the additional traffic that will be generated by the development of Playa Del Norte.

Circulation

The site plan shows two project driveways on Scottsdale Road. The main entrance, Playa Del Norte Drive, is located opposite of Club Rio's (located on the westside of Rural Road) southern driveway, creating a four-legged intersection. This is a full access driveway, allowing turns in all directions. A secondary site access point is located approximately 240 feet north of the main driveway, it is intended primarily to serve traffic generated by In-N-Out Burger and Lot 2 (future phase). Only "right in" and "right out" turns will be permitted at this driveway. Playa Del Norte Drive will continue through the site to connect to the new Miller Road extension at the northeast corner of the site. Miller Road will provide a third point of entry/exit for the project.

In-N-Out Burger

In-N-Out Burger is requesting approval of a Final Planned Area Development, site plan, building elevations, and landscape plan. The proposed location for In-N-Out Burger is located on Lot 1 at the northwest corner of the Playa Del Norte development. This will be the first In-N-Out Burger in Tempe. It consists of a 3,187 s.f. building including a drive through lane and an outdoor dining area (use permit requested for outdoor dining) on 1.62 net acres.

In-N-Out has vehicular access from Playa Del Norte Drive at the northeast corner of the site. Parking is arrayed to the north and west of the building. A single drive thru lane wraps around the south of the building. Outdoor eating plazas are located to north, east and west.

The architecture of the building is modernist, with square and rectilinear shapes that evoke the larger scale housing projects of Playa del Norte. The surfaces are a smooth texture ("Sand Float") exterior plaster in three colors ("Damask", "Nasturtium", and "Night Violet", and the body of the building is a split face masonry veneer of alternating horizontal bands of "Oak" and "Sienna Brown". The signage is the familiar red and yellow of In-N-Out. The building has numerous height and planar variations that is attractive overall.

Weststone

Weststone is requesting approval of a Final Planned Area Development, site plan, building elevations, and landscape plan. Weststone is proposing to develop 112 "owner-occupied" residential condominium project on Lot 4 of the Play Del Norte development on 2.61 net acres. Weststone consists of a 230,316 s.f. building of condominium dwellings (four levels) over a parking garage (one level at grade. The 112 condominium units have been designed to provide one, two and three bedroom plans, ranging from 1,092 to 2,932 square feet. All units will have extensive private outdoor balconies with views of Tempe Town Lake and each unit will incorporate living and dining areas, kitchens, laundry facilities, and an option of 2, 2.5, or 3 bathrooms.

The building form is a horseshoe with an opening to the lake. The upper roof is flat behind parapet. The roof of the garage is a decorative concrete podium courtyard floor that is overlooked by the four dwelling levels. The south end of the podium breaks away to an existing recovery well easement. Grand, uncovered staircases on either side of the well site link the courtyard to the town lake boardwalk.

The architecture of Weststone is modern, elegant and unpretentious. Horizontal balcony projections predominate but are interrupted regularly with vertical wall planes. The wall planes are penetrated with interesting, multi-paned residential scale windows. The walls are finished with an exterior plaster of three earth tones, including a "pumpkin" (red-brown) body color with two accents ("Savannah Shade" and "Northampton Putty"). Metal work such as garage screen and chimney caps is painted "Britannia Blue" (blue-gray). The horizontality of the balconies is enhanced with glass guards that reduce the thickness of each balcony. The horizontal wall planes are enhanced with chimney projections that extend above the parapet. Cylindrical forms are positioned like sentinels, one each at the open ends of the horseshoe. Like the chimneys, these elements extend above the parapet and lend an interesting skyline to the building.

Mondrian

Mondrian is requesting approval of a Final Planned Area Development, site plan, building elevations, and landscape plan. Mondrian is a mixed-use project consisting of 842,652 s.f. (including garage) located on Lot 5 on 8.19 net acres. Mondrian is located immediately east of the proposed Weststone project along the town lake north shore. Mondrian consists of approximately 491 apartment units and approximately 96 apartment or condominium units. The lower floors also include space allocated for restaurant and retail use. The dwelling quantities indicated above are approximate to allow potential dwelling build out in commercial space at the southeast and southwest building corners, subject to market demand.

The building core is a six level parking garage beginning at grade that resembles a boomerang in plan. To east, west and southwest of the parking core are three residential apartment blocks of four and five levels. Each of these blocks is a hollow form containing a completely enclosed courtyard. Circulation on each dwelling level is double loaded so interior dwelling units face a courtyard while exterior units face the lake to south and east or the interior of Playa Del Norte to north and west. On the south of the parking garage, facing the lake, an apartment/condominium tower of ten (rectangular block) and twelve (drum at east end) levels is the dominant lake front element of Playa Del Norte.

The project will be assembled in three phases. The garage and apartment/condo tower is phase I, the apartment blocks to the west of the garage are phase II, the apartment block to the east of the garage, plus freestanding two-story garage and storage units, are phase III.

The elevations are composed based on the paintings of Piet Mondrian, where a rectilinear grid of metal and exterior plaster surfaces in black, white, clear aluminum and gray defines fenestration and occasional small rectangular awnings of primary colors. The Mondrian theme of grid and color is picked up again in miniature at balcony metal work of the dwellings. The exterior plaster body color "Respectfully White" and the accent "Soft Mist" form subtle off-white transitions. The apartment block exterior walls typically to the top floor have a light brown modular brick veneer (PBK color 14) with exterior plaster to the parapet. The clubhouse at the main porte cochere is faced with black granite "Galaxy Black" to accentuate the main west entrance.

Use Permit and Variances

The applicants are requesting a use permit for outdoor dining. Restaurants are a permitted use in the MG Zoning District. However, outdoor dining areas require a use permit in the MG Zoning District. The outdoor dining areas are an accessory use to the restaurants and will provide an additional dining experience for the patrons. They appear not to be a detriment to the City or surrounding businesses. There are also five (5) variances requested with this proposal.

- Variance #1 is to waive the required landscape buffer, six (6) feet wide, along the east and west property lines of Lot 4 and Lot 5. The intent of this requirement is to provide a buffer and screening for the residential uses. A landscape buffer works well in a more suburban environment where the intent is to create a separation between land uses. The goal of the Playa Del Norte is to provide a dynamic urban environment where uses and users are mixed together.
- Variance #2 is to reduce the required on-site landscape area from 30% to 11% of the net site area for Lot 5. Due to the tight constraints of the site area and the power line easement, Mondrian (Lot 5) is requesting a variance. Given the landscaping along the boardwalk of the Town Lake, the landscape surrounding the other uses of Playa Del Norte and the open space area east of Mondrian, a variance to decrease the landscape requirement appears not to be detrimental to the surrounding properties.
- Variance #3 is to waive the recreation vehicle (RV) parking spaces required for Lot 4 and Lot 5. The Zoning Ordinance requires one RV parking space per ten units. The owners believe that this requirement does not fit with the desired goals for the Town Lake environment and the urban character design. Therefore, the owners have determined that recreational vehicle parking is not going to be needed.
- Variance #4 is to reduce the required bicycle parking spaces from 28 to 14 for Lot 2, from 32 to 16 for Lot 3, from 112 to 45 for Lot 4, from 543 to 120 for Lot 5, and from 72 to 36 for Lot 6. *Since the initial submittal, the applicant has revised the PAD to eliminate the variances requested for Lots 2, 3, and 6.* Weststone (Lot 4) reflects 112 units which would normally require 56 bicycle parking spaces and Mondrian (Lot 5) would normally require 272 bicycle parking spaces. However, these sites are located in the ASU commuting area, which requires basically 1 bicycle parking space per residential unit. Therefore, the bicycle parking requirement for Weststone is 112 spaces and 543 spaces for Mondrian.
- Variance #5 is to reduce the required number of motor vehicle parking spaces from 248 to 224 for Lot 4 (Weststone) and from 1,089 parking spaces to 1,054 parking

spaces for Lot 5 (Mondrian). Weststone is short 24 required parking spaces. The elimination of parking spaces appears not to affect the residents of Weststone. Rather, it will limit the number of potentially available guest spaces. In addition, there may be cross access parking agreements to allow Weststone visitors to access parking on adjacent lots. Mondrian is requesting to reduce the required parking by 35 spaces. However, they will be able to use the 186 shared parking spaces available in the city open space lot. The open space area is located immediately east of Mondrian. Therefore, with the additional 186 parking spaces, the available amount of parking for Mondrian is 1240 parking spaces.

Conclusion

This project appears to offer integration live, work, recreation opportunities and provide ownership and investment of residential, commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe. The proposed land uses appear to be compatible with the surrounding properties and will allow for office, retail, restaurant and residential opportunities. There are variances and a use permit requested with this application that appear to have no detrimental impacts on surrounding properties and appears to pass the ordinance test.

The goal of General Plan 2020 and Rio Salado Master Plan is to create the opportunities for live, work, and recreate within new development (mixed uses). Lots 4 and 5 would allow apartment and condominium oriented designs close to employment locations and entertainment facilities, therefore meeting that goal.

Staff has met with the applicant through the weekly site plan review process. City Departments had the opportunity to review and add recommendations to the overall project. The developer has demonstrated their commitment to developing Playa Del Norte as a high quality mixed use development.

Planning staff recommends approval subject to the attached conditions. To date, no public concerns have been received.

REASONS FOR APPROVAL:

1. The overall proposal is consistent with the general guidelines and projected land use map of General Plan 2020.
2. The requested zoning, MG, appears compatible with adjacent land uses. The proposed uses for Playa Del Norte are all permitted uses under the MG Zoning District.
3. The Preliminary PAD and Final PAD's meet the minimum requirements set by Ordinance 808 on format and standards.
4. The proposed use permit and variances appear to function in an acceptable manner as presented by the applicant and should have no detrimental effects on adjacent properties and appears to pass the ordinance test.

**CONDITIONS OF
APPROVAL FOR
PRELIMINARY PAD
FOR PLAYA DEL NORTE**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2.
 - a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A valid building permit shall be obtained and substantial construction commenced within **on or before January 15, 2005** or the variance(s) and use permit(s) shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced **on or before January 15, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
6. No variances shall be created by future property lines without the prior approval of the City of Tempe.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Preliminary PAD Playa Del Norte mixed use development and the Final PAD for Lots 1, 4, and 5 shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before January 15, 2004**.
9. The Preliminary Planned Area Development and Final PAD for Lots 1, 4, and 5 shall be recorded prior to issuance of building permits.

10. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.
11. The Final Subdivision Plat shall be recorded prior to the issuance of building permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department
12. Prior to City Council approval, the Final Subdivision Plat shall indicate a public utility easement 20 foot wide adjacent to the eastern boundary of Lot 5.
13. Prior to City Council approval, the applicant will provide to the City all information required to process the Subordinate Development Agreements for the developers of Lots 1, 4, and 5.
14. Prior to the issuance of building permits for Lot 3 and Lot 4, the applicant will provide to the City documentation that the Bureau of Land Management (BLM) patent restriction has been removed from Lot 3 and Lot 4. (The patent restriction prohibits residential on BLM property).
15. Any intensification or expansion of the use shall require the applicant to return to the Redevelopment Review Commission or City Council for further review.
16. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of a building permit.
17. Details of fire prevention, fire access, emergency water supply issues, and fire truck loading shall be resolved with the Fire Department prior to issuance of building permits.
18. The applicant shall resolve all lighting and security details with the Planning and Police Department staff prior to the issuance of a building permit.

**CONDITIONS OF
APPROVAL FOR
IN-N-OUT BURGER
FINAL PAD:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2.
 - a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A valid building permit shall be obtained and substantial construction commenced **on or before January 15, 2005** or the use permit shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced **on or before January 15, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing
6. No variances shall be created by future property lines without the prior approval of the City of Tempe.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Planned Area Development for In-N-Out Burger (Lot 1) shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before January 15, 2005**.
9. The Final Planned Area Development for In-N-Out Burger (Lot 1) shall be recorded prior to issuance of building permits.
10. Prior to City Council approval, the applicant will provide to the City all information required to process the Subordinate Development Agreements for the developer of Lot 1.
11. Any intensification or expansion of the use shall require the applicant to return to the Redevelopment Review Commission or City Council for further review.
12. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
13. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.

Design Review Conditions and Development Standards

14. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **January 15, 2005**, or Redevelopment Review Commission approval will expire.
15. Verify all comments pertaining to In-N-Out Burger by the Public Works Department (engineering, land services, environmental, traffic, transit, refuse and water/wastewater), Development Services Department (building safety and planning/Crime Prevention Though Environmental Design), and Fire Department given on the Preliminary Site Plan Reviews dated March 14, 2003, September 5, 2003 and October 24, 2003. Any comments which result in changes which affect Redevelopment review Commission approval of this project shall be reviewed and approved by staff prior to issuance of building permits.
16. Prior to receipt of certificate of occupancy, the Owner shall contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
17. If questions arise regarding fire issues, contact Jim Walker of the Tempe Fire Department (480-350-8341) prior to building plan check submittal. Be prepared to discuss and resolve issues including the following:
 - a. Maintain 45'-0" turning radius and 20'-0" wide fire lane throughout site.
 - b. Locate fire hydrants to ensure all portions of the first floor of the buildings are within 150'-0" of a hydrant.
 - c. Tempe Fire Department locates fire department connection (FDC) on main entry side of building. Submit civil and landscape site plans with the automatic fire sprinkler plans to verify placement of FDC.
18. If questions arise regarding water conservation issues, contact Pete Smith of Water Resources (480-350-2668) prior to submittal for building review. If a Water Conservation Report is required for landscape water and/or domestic water use for this project, the report would be included with the Building Safety submittal for construction permit. Report forms and example are available from Pete Smith or from the Building Safety Division.

Note: The City of Tempe Zoning Ordinance can be accessed through www.tempe.gov/tdsi/planning/ord808, or purchased at Development Services.

Standard City of Tempe details may be accessed from the Engineering Division, Public Works Department or on their web site, www.tempe.gov/engineering.

Tempe Standard "DS" Details for refuse may be obtained from the Development Services Counter.

Details to be submitted and approved by staff prior to issuance of building permits

SITE PLAN

19. Do not install retention basin within 10'-0" of a property line facing Scottsdale Road, Playa Del Norte Drive, or the Loop 202 on-ramp drive, in accordance with the Rio Salado Overlay District requirement. Overall, retention basins shall not occupy more than 2/3 of a landscaped on-site street frontage.
20. At the west of the parking row north of the building, provide a landscape island that is the full length of the parking spaces and is at least 120 square foot in area.

21. Modify the west dining plaza to add a planting area for the additional tree required in the **LANDSCAPE** section below.
22. Coordinate modifications to building and paving “footprints” on architectural, civil, MPE, photometric and landscape plans prepared for building submittal.
23. Coordinate concrete unit pavers at driveway to Playa Del Norte with Tempe standard driveway detail T-320. Layout to be approved by Transportation and Planning staff during the building plan check process.
24. Locate all freestanding and building mount security lights so that they do not conflict with proposed tree locations. Provide minimum 20’-0” horizontal separation (or make separation as determined by Planning staff in special cases) between light fixture and tree trunk.
25. Provide standard vehicle, accessible vehicle and bicycle parking in quantity required for the proposed building. Fully dimension parking spaces, aisles and landscape islands on the site plan. Parking spaces shall meet or exceed the following minimum guidelines:
 - a. Individual vehicle parking spaces shall measure 8’-6” wide by 18’-0” long or 16’-0” long with a 2’-0” overhang (staff recommends the 16’ + 2’ option). The overhang shall not encroach into a required landscape area or required walkway width. If they do encroach, widen landscape or walkway areas by 2’-0”.
 - b. Extend dead end drive aisles minimum 3’-0” past the last vehicle parking space to allow the vehicle in this space to maneuver backward into the aisle and then drive forward out of the aisle.
 - c. Individual bicycle parking spaces shall measure 2’-0” by 6’-0”. Provide parking racks and spacing per Standard Detail T-578
 - d. Accessible vehicle parking shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing The Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6).
26. Provide integral color for concrete pedestrian walkways and dining plazas on site. Verify that surfaces proposed are fully accessible per the A.D.A. and U.B.C. chapter 11.
27. Provide reduced pressure back flow prevention device(s) (RPBP), each at separate dedicated landscape water meter and at domestic water meter. Do not cross connect domestic and landscape water supply lines. Staff recommends separate meters for landscape and domestic water use. Alternatively, if landscape water is supplied from a domestic water meter, provide a separate RPBP at head of landscape water supply. To limit water pressure loss to landscape irrigation, configure the supply branch so landscape water does not go through both the domestic and the landscape RPBP’s.
28. Enclose backflow prevention assemblies for water supply protection in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3” or greater water line, delete cage and provide screen wall per Standard Detail T-214.
29. Transformer boxes, meter panels, electrical and other utility equipment shall be finished in a neutral color and material that complements the color scheme of the building. Include color sample for review during building plan check process.
30. Do not install razor wire, barbed wire, chain link fencing or similar barrier material in this project area, except as a temporary construction barricade that is removed prior to certificate of occupancy.

31. Planning staff shall review the outlying wall details during building plan check process. Parking screen walls are required along Scottsdale Road, Playa Del Norte Drive and the 202 on-ramp drive. These screen walls shall be minimum 3'-0" and maximum 4'-0" tall as measured from adjacent Scottsdale and Playa Del Norte top of curb or adjacent parking paving, whichever is higher. The 202 on ramp curb shall not be used as a height marker. The screen walls may be exposed masonry, matching the "Sienna Brown" of the base of the building. Alternatively, finish the screen walls with exterior plaster (all sides and edges) and one of the building colors. Any retaining walls and walls over 6'-0" in height will require structural calculations and details for review as part of the building plan check process.

BUILDING ELEVATIONS

32. Indicate roof height with the base point as follows: the base point is measured from the top of existing curb front and center of the property on Playa Del Norte Drive.
33. Do not secure a permanent roof access ladder to the building exterior. If a fixed roof access is necessary, provide roof access ladder inside the building.
34. Locate the electrical service entrance inside the building, as indicated.
35. The colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials submitted for consideration with this project have Planning staff approval. Submit any additions or modifications for review during building plan check process. Approved colors shall be field verified by the Inspection staff during construction of the building.
36. Screen exterior mechanical equipment from surrounding public view by an integral architectural feature of the elevation; avoid individual roof mounted screens which are readily identified as such; screens for ground mounted equipment shall be integrally designed into the elevation and not have a "tacked-on" appearance. A screen shall meet or exceed the height of the equipment it screens on all sides. Verify height of equipment and mounting base to ensure that screen height is adequate.
37. Roof drainage system consisting of internal roof drains is acceptable, as indicated by the submittal. Through wall roof overflow scuppers are not indicated but are also acceptable provided their layout is coordinated with the building elevation and site landscape design. Incorporate any surface mount electrical or incidental equipment attachment where exposed on exterior elevations so that the architecture is enhanced by these elements. Provide detail layout of surface mount equipment and wall penetrations for review during building submittal process.
38. Indicate locations of lighting and addressing on the building. Detail lighting and addressing to enhance the architecture. No exposed conduit is allowed on the elevations or freestanding walls. Provide details of lighting and addressing mounting assemblies for review during building submittal process.
39. Coordinate building plans and elevations with locations of proposed trees, shrubs and vines in order to avoid conflicts between plant material at mature size and address signs located on building elevations and freestanding signs.
40. Comply with 1994 UBC security code requirements and applicable security provisions of Building Code Directive # 29 (this leaflet is available from Building Safety staff. Below are door/window hardware and general security notes collected from the preliminary site plan review comments:
 - a. Dead bolt locks with strike plate cover guards required on all exterior doors.
 - b. Lock and lift out protection required on operable windows.
 - c. Door strike plates: minimum four screws with each screw minimum 2-1/2" long.

- d. Provide security 6" square window at west service door from kitchen. Glazing shall be laminated glass or high strength plastic ("Lexan" or equal). Wire glass is not allowed. Mount center of window along door centerline at 63" above door sill. Security 6" square windows are waived at service entrance section closet.
- e. Staff recommends no gates at refuse enclosure; gates (if provided) will require 6" square vision portals and additional lighting.
- f. Design exterior entry columns and fins so that the width of the feature does not prevent visibility of the area immediately around the feature.
- g. Staff recommends a closed circuit television system with off-site monitoring capability. If C.C.T.V. is provided, coordinate external camera and equipment placement with design and materials of building elevations.
- h. Provide ADA approved locks for dressing rooms. Provide lock with key bypass.
- i. Lights in restrooms shall have 50 percent night light capability and shall be key or remote controlled (no toggle switch available to users).

LIGHTING

- 41. All exterior lighting fixtures in this proposal shall fulfill the following:
 - a. be a full cutoff design, directed down and screened away from adjacent properties;
 - b. be of a design to minimize glare; light trespass and intrusiveness and promote managed lighting distribution;
 - c. be vandal resistant, incorporating vandal resistant lenses;
 - d. be provided with a seal that is designed to resist rain, dust and insect contamination within the fixture housing;
 - e. be provided with a house side shield if necessary to minimize light trespass to adjacent property;
 - f. conform to the requirements of the Dark Sky Ordinance;
 - g. be separated from trees as outlined in SITE PLAN above;
 - h. Be approved by Planning staff. Verify the minimum lighting requirements with staff as the use relates to risk factors for the site. A copy of cut sheets for light fixtures shall be submitted and marked as to which information and data applies to the specific luminary, including the lamp manufacturer.
- 42. Security lighting required with this proposal, including that for the entry areas of the building, other lighting mounted on the building and pole-mounted lighting shall be illuminated from dusk to dawn utilizing a photocell sensor.
- 43. Pedestrian doors and refuse gates (the latter are not recommended), shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 15'-0" from the center of the entrance.
- 44. Area under northwest building tower and all around the tower column shall be illuminated from dusk to dawn with a minimum of 3.0 foot-candles of light from dusk to dawn, at finish grade to 6'-0" above finish grade.
- 45. Uncovered parking spaces shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles from finish grade to 6'-0" above finish grade.
- 46. Parking lot drive aisles shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle of light from finish grade to 6'-0" above finish grade.
- 47. Exterior pedestrian walkways and adjacent landscape areas within 20'-0", parking lot landscape areas and surface retention areas shall be illuminated from dusk to dawn with a minimum of 0.5 foot-candle of light from grade to 6'-0" above finish grade.

48. Refuse area shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light from finish grade to 6'-0" above finish grade.
49. Secondary lighting may be required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria.
50. High-pressure sodium lamps are authorized for this site, however metal halide is preferred. The required light loss factor is 0.68 for metal halide lamps and 0.72 for high-pressure sodium lamps.
51. Revise light levels of the photometric plan where needed following the conditions above. Also, provide a square grid of light levels on a final landscape plan. The landscape image (including light fixture locations) shall be fifty percent screened so it reads as background. The point to point light levels shall be calculated at grid intervals of not more than 10'-0" square at ground level and may also be required at 6'-0" above finish grade.
52. The photometric plan submitted during the building plan check process shall include a statement indicating that no equipment substitutions shall be installed without prior approval of the City. Where the construction documents indicate more than one specified manufacturer per site, a photometric calculation from each manufacturer specified will be required.

LANDSCAPE

53. Locate a canopy tree at the west outdoor dining plaza to provide seasonal shade for this plaza. Provide canopy tree of minimum 48" box container size at installation. Provide a planting area of at least 120 square foot and of minimum 8'-0" width for this tree.
54. Note original locations and species of any existing native and "protected" trees and other plants that exist in the way of the proposed development. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. Where removal of a native or "protected" tree or plant is required for this development, file Notice of Intent to Clear Land with the Agricultural Department (602-542-7182).
55. Indicate existing on-site or frontage landscape to remain (if any) and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune the existing trees, treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a tree of minimum 24" box size at installation. Replacement shrubs shall be minimum 5 gallon size and replacement groundcovers shall be minimum one gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
56. Provide temporary watering system to existing landscape (if any) indicated to remain without interruption until the permanent automatic irrigation system for the site is installed and operational.
57. Include requirement in landscape construction documents to pull asphalt and construction debris out of planting areas.
58. Predominant street tree along Scottsdale Road shall be African sumac. At least 75 percent of the required street trees along Scottsdale Road shall be African sumac, following the designated street tree requirement. Provide quantity of trees along Scottsdale Road equivalent to one tree per 25 lineal feet of street frontage. Clustering of trees is encouraged.

59. Coordinate landscape for the retention basins with the Civil Engineer. The grass filter around the drywell may be waived if the dry well is an approved dual chamber device. Keep rip rap indicated on the grading and drainage plan out of required area (length of parking space and 120 s.f.) of landscape islands.
60. Indicate the location of all exterior light fixtures on the landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
61. Verify conformance to the following Rio Salado Overlay District landscape requirements (Sec. 2-1605) in the landscape plan:
 - a. Ungrassed landscape area overall shall have a minimum of 30 percent mature canopy vegetative cover. Canopy cover may include tree, shrub and plant ground cover spread.
 - b. Minimum tree installation size shall be 15 gallon.
 - c. Required landscape area shall be at least 20 percent of the ground floor area of the building.
62. Follow these mature plant height guidelines when preparing the construction landscape plan.
 - a. Mature plant height (except trees) shall not exceed 2'-0" when planted within 6'-0" of pedestrian or vehicle paving or within 21'-0" of the outside of an exterior door, gate or within a sight visibility triangle.
 - b. Mature plant height (except trees) outside of the areas described above shall not exceed 3'-0" within 12'-0" of pedestrian or vehicle paving.
 - c. Plants with tall center stalks or a skeletal growth habit that can easily be seen through are exempt from requirements of (a.) and (b.) above, subject to agreement of Planning staff.
63. Correctly indicate sight vision triangles (speed limit for Playa Del Norte Drive is needed) at driveway on the construction landscape plan. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed.
64. Provide decomposed granite of 2" uniform depth throughout the site and frontage. Do not introduce any loose river run rock or similar sized stone landscape material to site unless it is pressed 2/3 into a concrete substrate or otherwise secured. Staff recommends concrete splash blocks rather than rock below overflow scuppers and downspouts.

SIGNAGE

65. Provide details of address signs for review during building plan check process.
66. Obtain separate sign permit prior to installation of any proposed directional and identification signs. Separate Design Review and Board of Adjustment (variance) processing may be required if proposed signs are over area or otherwise do not conform to the zoning ordinance.
67. No exposed conduits or raceways are allowed for any sign illumination.
68. Display address signage as follows:
 - a. The location of address signs shall be subject to approval by the Planning/ Design Review staff. The 10/24/03 Site Plan Review markup indicates one address sign on the north, south and west elevations. If property is addressed from Playa Del Norte Drive, then delete west facing sign and add east facing sign to façade.
 - (1) Mount address signs in a permanent stationary and durable manner.
 - (2) Address signs shall be visible at all times from public access to the property and shall remain unobstructed by trees, vines, or anything that would hide the numeral.
 - (3) No other number or letter shall be affixed to the building that might be mistaken for the number assigned to the building.

- b. Address numbers shall be of contrasting color to the background to which they are attached (minimum 50 percent contrast).
- c. Address numbers shall be illuminated, from dusk to dawn, by a wall-mount light that is either direct, back, halo type, or as allowed by Planning staff.
- d. Address number height shall be 12".
- e. Address number shall be mounted at no less than 15'-0" in height.
- f. Utility meters shall utilize a minimum 1" character height to indicate the number for the meter in accordance with the Tempe electrical code and utility company standards.

**CONDITIONS OF
APPROVAL FOR
WESTSTONE FINAL PAD:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2.
 - a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A valid building permit shall be obtained and substantial construction commenced **on or before January 15, 2005** or the variance(s) shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced **on or before January 15, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
6. No variances shall be created by future property lines without the prior approval of the City of Tempe.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Planned Area Development for Weststone (Lot 4) shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before January 15, 2005**.

9. The Final Planned Area Development for Weststone (Lot 4) shall be recorded prior to issuance of building permits.
10. Prior to City Council approval, the applicant will provide to the City all information required to process the Subordinate Development Agreements for the developer of Lot 4.
11. Any intensification or expansion of the use shall require the applicant to return to the Redevelopment Review Commission or City Council for further review.
12. The noise emanating from the outside dining or speakers shall not exceed Tempe City Noise Code.
13. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
14. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.

Design Review Conditions and Development Standards

GENERAL

15. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **January 15, 2004**, or Redevelopment Review Commission approval will expire.
16. Verify all comments pertaining to Weststone by the Public Works Department (engineering, land services, environmental, traffic, transit, refuse and water/wastewater), Development Services Department (building safety and planning/Crime Prevention Though Environmental Design), and Fire Department given on the Preliminary Site Plan Reviews dated March 14, 2003, September 5, 2003 and October 24, 2003. Any comments which result in changes which affect Redevelopment review Commission approval of this project shall be reviewed and approved by staff prior to issuance of building permits.
17. Prior to receipt of certificate of occupancy, the Owner shall contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program.
18. Provide radio amplification equipment for emergency communication in the building. Contact Mike Lindsey of Communications Division (480-350-8836) if questions arise regarding performance requirements, etc. for this equipment.
19. If questions arise regarding fire issues, contact Jim Walker of the Tempe Fire Department (480-350-8341) prior to building plan check submittal. Be prepared to discuss and resolve issues including the following:
 - a. Locate fire hydrants to ensure all portions of the first floor of the building is within 150'-0" of a hydrant.
 - b. Tempe Fire Department locates fire department connection (FDC) on main entry side of building. Submit civil and landscape site plans with the automatic fire sprinkler plans to verify placement of FDC.

20. Site refuse collection issues are not resolved. Contact Ron Lopinski, Sanitation representative (480-350-8132) to redesign site layout prior to submittal for building review. Issues may include (may not be limited to) the following:
 - a. Refuse collection inside parking garage.
 - b. Maintain 45'-0" outside turning radius for maneuvering refuse vehicle to refuse container; minimize length of back up; provide forward exit from the site.
 - c. Provide refuse container pad and bollards per Standard Details DS-118 for compactor and DS-116 for standard container (details are available through Development Services). Provide approach angle of no more than 27 degrees from the drive path.
 - d. Verify required quantity refuse containers for this site.
 - e. Staff recommends no gates in front of the refuse container. If gates are provided, place 6" square vision portals in gates, illuminate gates same as a pedestrian entrance, and coordinate gate open times with Sanitation Division.
21. If questions arise regarding water conservation issues, contact Pete Smith of Water Resources (480-350-2668) prior to submittal for building review. If a Water Conservation Report is required for landscape water and/or domestic water use for this project, the report would be included with the Building Safety submittal for construction permit. Report forms and example are available from Pete Smith or from the Building Safety Division.

Note: The City of Tempe Zoning Ordinance can be accessed through www.tempe.gov/tdsi/planning/ord808, or purchased at Development Services.

Standard City of Tempe details may be accessed from the Engineering Division, Public Works Department or on their web site, www.tempe.gov/engineering.

Tempe Standard "DS" Details for refuse may be obtained from the Development Services Counter.

Details to be submitted and approved by staff prior to issuance of building permits.

SITE PLAN

22. Coordinate modifications to building and paving "footprints" on architectural, civil, MPE, photometric and landscape plans prepared for building submittal.
23. Fence panels for the top of the well site barrier, as indicated in the submittal perspective, shall be composed of steel vertical pickets. Do not use chain link, razor wire or similar material. Steel vertical picket panels shall be minimum 6'-0" high. Maintain maximum 4" clear opening between pickets. Provide pickets of size to resist bending. Secure pickets together with top and bottom rails. Paint panels "Britannia Blue" as indicated. Pedestrian gates shall meet or exceed the height of the fence panels OR may be a standard height if a fence "transom" panel caps the gate. Gates may require emergency exit and entrance capability. Approval of gate width, lock and gate hardware shall be by Building Safety and Fire Departments. Provide elevations and details of fence, gate and masonry pilasters and lower masonry retaining walls around well site for review during building plan check process. Any retaining walls and walls and pilasters over 6'-0" in height will require structural calculations and details for review as part of the building plan check process
24. Vehicle gates at garage entrances shall be reviewed and approved Planning, Traffic Engineering, Building Safety, Fire, and Sanitation staff prior to issuance of building permits. Design criteria include the following:
 - a. Gates in open position shall have minimum clear width of 20'-0" or as determined by the Fire Department.

- b. Gates for vehicle access control that do not have an accompanying fence or wall barrier are not bound by a minimum height restriction, however, if the gate also is to provide pedestrian access control, provide suitable mesh or vertical picket design in conjunction with adjacent fence or wall that inhibits climbing and go-around.
 - c. Provide Opticom device on an automatically controlled gate.
 - d. Conform to "Gates for Vehicular Access Control Memorandum". Verify this will be allowed for west gate only (Shelly Seyler, Transportation, 480-350-8219). Verify 80'-0" stacking distance between resident automatic gate open activator and sidewalk. Verify vehicle turnaround in front of gate.
 - e. Discuss schedule for gate open hours with the Fire and Sanitation Departments.
 - f. See **LIGHTING** section below for general illumination and automatic gate open activator illumination requirements.
25. Provide multi-use path per Tempe Standard Detail T-656 that occurs at the west property line. Dedicate easement for the portion of multi-use path that occurs on Weststone property. Coordinate completion of the adjacent off-site portion of the multi-use path with the Playa del Norte master developer so the path is ready for use when the existing pedestrian/bicycle link from the east sidewalk of Scottsdale Road is removed.
26. Coordinate concrete unit pavers at driveways connecting Playa del Norte Drive to Weststone with Tempe standard driveway detail T-320. Layout to be approved by Transportation and Planning staff during the building plan check process.
27. Locate all freestanding and building mount security lights so that they do not conflict with proposed tree locations. Provide minimum 20'-0" horizontal separation (or make separation as determined by Planning staff in special cases) between light fixture and tree trunk.
28. Provide standard vehicle, accessible vehicle and bicycle parking in quantity required for the proposed building. Fully dimension parking spaces, aisles and landscape islands on the garage plan. Parking spaces shall meet or exceed the following minimum guidelines:
- a. Individual vehicle parking spaces shall measure 8'-6" wide by 18'-0" long or 16'-0" long with a 2'-0" overhang (staff recommends the 16' + 2' option). The overhang shall not encroach into a required walkway width. If they do encroach, widen walkway areas by 2'-0".
 - b. Extend dead end drive aisles minimum 3'-0" past the last vehicle parking space to allow the vehicle in this space to maneuver backward into the aisle and then drive forward out of the aisle.
 - c. Individual bicycle parking spaces shall measure 2'-0" by 6'-0". Provide parking racks and spacing per Standard Detail T-578. If rack spacing is expanded to 48", one rack can be made to serve two bike parking spaces.
 - d. Accessible vehicle parking shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing The Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6).
29. Provide integral color, design, scored concrete and similar upgraded paving surfaces for pedestrian walkway stairs and the courtyard podium on site, as indicated. Coordinate concrete color and finish for the multi-use path on site with the overall path design. Verify that surfaces proposed are fully accessible per the A.D.A. and U.B.C. Chapter 11.
30. Provide reduced pressure back flow prevention device(s) (RPBP), each at separate dedicated landscape water meters and at domestic water meter. Do not cross connect domestic and landscape water supply lines. If an part of landscape water is supplied from a domestic water meter, provide a separate RPBP at head of landscape water supply. To limit water pressure loss to landscape irrigation, configure the supply branch so landscape water does not go through both the domestic and the landscape RPBP's.

31. Enclose backflow prevention assemblies for water supply protection in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide screen wall per Tempe Standard Detail T-214.
32. Transformer boxes, meter panels, electrical and other utility equipment shall be finished in a neutral color and material that compliments the color scheme of the building. Include color sample(s) for review during building plan check process.
33. Planning staff shall review the outlying wall details and finishes during building plan check process. Any retaining walls and walls or fence over 6'-0" in height will require structural calculations and details for review as part of the building plan check process.

BUILDING ELEVATIONS

34. Indicate roof height with the base point as follows: the base point is measured from the top of existing curb front and center of the property on Playa del Norte Drive.
35. Provide an internal roof access (stair, ladder, etc.) inside the building.
36. Locate the electrical service main equipment inside the building.
37. The colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials submitted for consideration with this project have Planning staff approval. Submit any additions or modifications for review during building plan check process.
38. Provide a materials sample wall on site including the exposed metal screen and color and the exterior plaster textures and colors.
39. Screen exterior mechanical equipment from surrounding public view by an integral architectural feature of the elevation; avoid individual roof mounted screens which are readily identified as such; screens for ground mounted equipment shall be integrally designed into the elevation and not have a "tacked-on" appearance. A screen shall meet or exceed the height of the equipment it screens on all sides. Verify height of equipment and mounting base to ensure that screen height is adequate.
40. Design metal garage screen panels to inhibit climbing.
41. Roof drainage system consisting of internal roof drains is acceptable, as indicated by the submittal. Roof drains and overflows shall be completely internalized on the main roof of Weststone. Incorporate any surface mount electrical or incidental equipment attachment where exposed on exterior elevations so that the architecture is enhanced by these elements. Provide detail layout of surface mount equipment and wall penetrations for review during building submittal process.
42. Indicate locations of lighting and addressing on the building. Detail lighting and addressing to enhance the architecture. No exposed conduit is allowed on the elevations or freestanding walls. Provide details of lighting and addressing mounting assemblies for review during building submittal process.
43. Coordinate building plans and elevations with locations of proposed trees, shrubs and vines in order to avoid conflicts between plant material at mature size and address signs located on building elevations and freestanding signs.

44. Comply with 1994 UBC security code requirements and applicable security provisions of Building Code Directive # 29 (this leaflet is available from Building Safety staff). Below are door/window hardware and general security notes collected from the preliminary site plan review comments:
- a. Divided pane windows are acceptable for windows above grade.
 - b. Dead bolt locks with strike plate cover guards required on all exterior doors.
 - c. Charlie bar required on sliding doors of dwelling units.
 - d. Lock and lift out protection required on operable windows of dwelling units.
 - e. Two wide angle viewers are required per exterior "blind" dwelling unit door. Viewers are waived if doors are glazed or are accompanied by glazed sidelights. At blind entrances, mount viewers along centerline of door at 60" and 36" above finish floor.
 - f. Door strike plates: minimum four screws with each screw minimum 2-1/2" long.
 - g. Exterior service doors shall have a minimum 6" square laminated glass or high strength plastic (Lexan, etc.) security window centered and mounted at no greater than 63" from the bottom of the door to the center of the glazing. Security 6" square windows are required at public storage rooms at fitness rooms or similar rooms used by residents and staff. Security 6" square windows are waived at typically uninhabited machine or equipment rooms such as service entrance sections, fire risers or roof ladder rooms.
 - h. Staff recommends no gates at refuse enclosure; maintain visual surveillance to refuse containers; gates will require 6" square vision portals and additional lighting.
 - i. Design exterior entry columns so that the width of the column does not prevent visibility of the area immediately around the column.
 - j. Staff recommends a closed circuit television system with off-site monitoring capability. If C.C.T.V. is provided, coordinate external camera and equipment placement with design and materials of building elevations.
 - k. Provide ADA approved locks for any single user restrooms or dressing rooms. Provide lock with key bypass.
 - l. Lights in multiple use public restrooms adjacent to fitness center shall have 50 percent night light capability and shall be keyed or remote controlled (no toggle switch available to users)

LIGHTING

45. All exterior light fixtures of this project shall fulfill the following guidelines:
- a. be a full cutoff design, directed down and screened away from adjacent dwellings and properties—provide house side shields;
 - b. be of a design to minimize glare, light trespass and intrusiveness and promote managed light distribution;
 - c. be vandal resistant, incorporating vandal resistant lenses;
 - d. be provided with a seal that will resist rain, dust and insect contamination;
 - e. conform to the requirements of the Dark Sky Ordinance (maximum 50 watt incandescent and maximum 9 watt fluorescent are allowed as up lights on walls or in unshielded fixtures);
 - f. separate trees from lights on property (at least 20'-0" trunk to light—less if specifically allowed by Planning staff—see **SITE PLAN** above) so landscape does not obscure light as it matures;
46. Submit cut sheets for light fixtures during the building plan check process. Mark specific information and data that applies to the light fixture selected. Verify the minimum lighting requirements with Planning staff as the use relates to risk factors for the site.
47. Security lighting required with this proposal, including free-standing lighting and lighting mounted on the buildings shall be illuminated from dusk to dawn utilizing photocell sensors.

48. Place gang mailboxes (if proposed north of building, in courtyard, etc.) within 10'-0" of a security light. Mailbox shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 20'-0" from the center of the mailbox.
49. Building entrances and pedestrian gates (including service/refuse gates, if any) shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 15'-0" from the center of the entrance.
50. Vehicle access control gates shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle of light along the gate length. Additionally, the remote automatic gate open activator shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 15'-0" from the center of the gate activator.
51. Parking garage shall be illuminated in daytime with a minimum of 10.0 foot-candles of light. Garage shall be illuminated from dusk to dawn with a minimum of 4.0 foot-candles of light. Garage shall be illuminated 24 hours. Measure light at finish grade to 6'-0" above finish grade. Paint garage interior with white paint of high reflectivity, as indicated. Transitional lighting is required at garage entrance.
52. Drives into garage shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles from finish grade to 6'-0" above finish grade.
53. Exterior bike parking spaces shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles from finish grade to 6'-0" above finish grade.
54. The stairs from the courtyard podium to the boardwalk shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light from grade to 6'-0" above finish grade.
55. The courtyard podium, exterior pedestrian walkways and adjacent landscape areas within 20'-0", parking lot landscape areas and surface retention areas shall be illuminated from dusk to dawn with a minimum of 0.5 foot-candle of light from grade to 6'-0" above finish grade.
56. Exterior refuse area without gates shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light from finish grade to 6'-0" above finish grade. If gates are provided, they shall be illuminated same as any other pedestrian gate or building entrance.
57. Metal Halide lamps are authorized for this site, however high-pressure sodium is preferred to soften light for residents. The required light loss factor is 0.68 for metal halide lamps and 0.72 for high-pressure sodium lamps.
58. Submit a photometric calculation of continuous (not instantaneous) light levels for exterior security lighting. Provide a square grid of light levels on the approved landscape plan. The landscape plan image (including light fixture locations) shall be fifty percent screened so it reads as background. The point to point light levels shall be calculated at grid intervals of not more than 10'-0" square at grade and may also be required at 6'-0" above finish grade.
59. The photometric plan submitted during the building plan check process shall include a statement indicating that no equipment substitutions shall be installed without prior approval of the City. Where the construction documents indicate more than one specified manufacturer per site, a photometric calculation from each manufacturer specified will be required.

LANDSCAPE

60. Verify location and type of landscape materials proposed within recovery well easement with the agency that operates the well site.
61. Indicate existing landscape to remain within or adjacent to project area, including at well site, boardwalk, an lakeside, and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune the existing trees, treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a tree of approximate size of existing specimen. Replacement shrubs shall be minimum gallon size at installation. Replacement groundcovers shall be one gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
62. Provide temporary watering system to existing landscape indicated to remain without interruption until the permanent automatic landscape watering system for the project area is installed and operational.
63. Include requirement in landscape construction documents to pull construction debris out of planting areas.
64. Indicate exterior light locations (building and freestanding) on construction landscape plan.
65. Follow these mature plant height guidelines when preparing the construction landscape plan.
 - a. Mature plant height (except trees) shall not exceed 2'-0" when planted within 6'-0" of pedestrian or vehicle paving or within 21'-0" of the outside of an exterior door, pedestrian gate or within a sight visibility triangle.
 - b. Mature plant height (except trees) outside of the areas described above shall not exceed 3'-0" within 12'-0" of pedestrian or vehicle paving.
 - c. Plants with tall center stalks or a skeletal growth habit that can easily be seen through are exempt from requirements of (a.) and (b.) above, subject to agreement of Planning staff.
66. Indicate sight vision triangles (speed limit for Playa del Norte and traffic circle needed) at driveways on the construction landscape plan. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed.
67. Provide decomposed granite of 2" uniform depth throughout the site and frontage. Do not introduce any loose river run rock or similar sized stone landscape material to site unless it is pressed 2/3 into a concrete substrate or otherwise secured.

SIGNAGE

68. Obtain separate sign permit prior to installation of any proposed directional and identification signs. Separate Design Review Board and Board of Adjustment (variance) processing may be required if proposed signs are over area or otherwise do not conform to the zoning ordinance.
69. No exposed conduits or raceways are allowed for any sign illumination.
70. Display address signage as follows. The location of address signs shall be subject to approval by Planning staff.
 - a. Provide building 12" address signs consisting of individual mount metal reverse pan channel characters, located between 15'-0" and 22'-0" above base of building, two each on the north, east and west elevations of the building, near the corners of the building, and one each of the projecting ends of the south elevation. These signs shall be halo lit to accent the residential character of Weststone.

- b. Provide one building 12" address sign of vinyl characters or similar on glass (back lit), located on the transom above the main building entrance to Weststone, on the north elevation.
- c. Provide 4" high dwelling unit address signs on or directly above each front door. Illumination for these signs is part of the general illumination of the door.
- d. All building address signs shall conform to the following:
 - (1) Mount address signs in a permanent stationary and durable manner.
 - (2) Address signs shall be visible at all times from the property and shall remain unobstructed by trees, vines, or anything that would hide the sign.
 - (3) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - (4) Address shall be of minimum 50 percent contrast to the background to which it is attached.
 - (5) Any proposed modification to address illumination type indicated above shall be subject to negotiation with Planning staff.
 - (6) Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards
- e. Provide a directory sign outside the main building entrance. Each directory shall depict the building and entrances, floors, courtyard, parking, street and lake. Conform to the following guidelines OR supply an alternate design. The directory display shall be subject to Planning staff approval.
 - (1) Directory shall utilize contrasting colors having a 70 percent contrast factor.
 - (2) Directory shall be properly oriented with respect to the viewer, and include a red dot with a red arrow, with the words, "YOU ARE HERE" affixed to the appropriate location on the sign.
 - (3) Directory shall be internally illuminated from dusk to dawn with a security light.
 - (4) Directory location is subject to approval by Planning staff. Landscape islands, pedestrian circulation and safety shall not be compromised as a result of the placement of each directory.
 - (5) Directory shall be weather resistant and have vandal resistant glazing to minimize criminal damage.
- f. Provide one address sign on the upper roof of Weststone.
 - (1) Orient sign to be read from the north.
 - (2) Sign shall include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - (3) Sign shall be high contrast, either black characters on a light roof or white characters on a black field that is painted on the roof.
 - (4) Roof address shall not be illuminated.

**CONDITIONS OF
APPROVAL FOR
MONDRIAN FINAL PAD:**

- 1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2.
 - a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A valid building permit shall be obtained and substantial construction commenced **on or before January 15, 2005** or the variance(s) shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced **on or before January 15, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing
6. No variances shall be created by future property lines without the prior approval of the City of Tempe.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Planned Area Development for Mondrian (Lot 5) shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before January 15, 2005**.
9. The Final Planned Area Development for Mondrian (Lot 5) shall be recorded prior to issuance of building permits.
10. Prior to City Council approval, the applicant will provide to the City all information required to process the Subordinate Development Agreements for the developer of Lot 5.
11. Any intensification or expansion of the use shall require the applicant to return to the Redevelopment Review Commission or City Council for further review.
12. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
13. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.

Design Review Conditions and Development Standards

GENERAL

14. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **January 15, 2005**, or Redevelopment Review Commission approval will expire.
15. Verify all comments pertaining to Mondrian by the Public Works Department (engineering, land services, environmental, traffic, transit, refuse and water/wastewater), Development Services Department (building safety and planning/Crime Prevention Though Environmental Design), and Fire Department given on the Preliminary Site Plan Reviews dated March 14, 2003, September 5, 2003 and October 24, 2003. Any comments which result in changes which affect Redevelopment review Commission approval of this project shall be reviewed and approved by staff prior to issuance of building permits.
16. The Owner is required to prepare a security plan for Mondrian with the Police Department. The architect should be involved to verify any modification that would require construction permit revisions. The security plan, among other issues, must address the Planning staff 10/24/03 Site Plan Review commentary regarding the layout of the public elevator vestibule in the parking garage levels. To avoid revisions to permitted construction documents (and related construction change orders), initial meetings with the Police Department regarding the security plan are recommended before the construction permits are issued. At a minimum, the Owner shall contact Officer Roger Austin of the Police Department (480-858-6341) to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy. In conjunction with the security plan, Crime Free Multi-Housing Status for this property will be required. If required prior to receipt of Certificate of Occupancy, owner shall have management contact the Crime Prevention Unit of the Police Department (480-858-6330) to be included in the "Operation Notification" crime prevention program
17. Provide radio amplification equipment for emergency communication in the building. Coordinate radio amplification requirements with each phase of construction. Contact Mike Lindsey of Communications Division (480-350-8836) if questions arise regarding performance requirements, etc. for this equipment.
18. If questions arise regarding fire issues, contact Jim Walker of the Tempe Fire Department (480-350-8341) prior to building plan check submittal. Be prepared to discuss and resolve issues including the following:
 - a. Locate fire hydrants to ensure all portions of the first floor of each phase of the building is within 150'-0" of a hydrant.
 - b. Tempe Fire Department locates fire department connection (FDC) on main entry side of building. Submit civil and landscape site plans with the automatic fire sprinkler plans to verify placement of FDC.
19. Site refuse collection issues are not resolved. Contact Ron Lopinski, Sanitation representative (480-350-8132) to redesign site layout prior to submittal for building review. Issues may include (may not be limited to) the following:
 - a. Refuse collection inside parking garage.
 - b. Maintain 45'-0" outside turning radius for maneuvering refuse vehicle to refuse container; minimize length of back up; provide forward exit from the site.
 - c. Provide refuse container pad and bollards per Standard Details DS-118 for compactor, DS-117 for restaurant and DS-116 for standard container (details are available through Development Services). Provide approach angle of no more than 27 degrees from the drive path.
 - d. Verify required quantity of refuse containers for this site.

- e. Staff recommends no gates in front of the refuse container. If gates are provided, place 6" square vision portals in gates, illuminate gates same as a pedestrian entrance, and coordinate gate open times with Sanitation Division.
20. If questions arise regarding water conservation issues, contact Pete Smith of Water Resources (480-350-2668) prior to submittal for building review. If a Water Conservation Report is required for landscape water and/or domestic water use for this project, the report would be included with the Building Safety submittal for construction permit. Report forms and example are available from Pete Smith or from the Building Safety Division.

Note: The City of Tempe Zoning Ordinance can be accessed through www.tempe.gov/tdsi/planning/ord808, or purchased at Development Services.

Standard City of Tempe details may be accessed from the Engineering Division, Public Works Department or on their web site, www.tempe.gov/engineering.

Tempe Standard "DS" Details for refuse may be obtained from the Development Services Counter.

Details to be submitted and approved by staff prior to issuance of building permits.

SITE PLAN

- 21. Coordinate building and paving "footprints" on architectural, civil, Mechanical/Electrical/ Plumbing, photometric and landscape plans prepared for building submittal.
- 22. Provide elevations and details of fence, walls, and gates at well site and elsewhere on the Mondrian site. Fence panels shall be minimum 6'-0" in height and shall be steel vertical picket or another design that inhibits climbing. The Mondrian grid motif (balconies, etc.) is not suitable for access control because it is climbable. If a steel vertical picket fence panel is used, maintain maximum 4" clear opening between pickets. Provide pickets of size to resist bending. Allow points of pickets to extend above top rail. Secure pickets together with top and bottom rails. Arrange design to avoid foot or hand holds. Provide no more than 2" between bottom of pickets and underlying surface (such as paving or a concrete curb). Ensure emergency egress and ingress requirements are met.
- 23. Provide elevations and details of fence/gate barriers for review during building plan check process. An alternate fence and gate panel design to the vertical picket design described above may be considered and approved by Planning/ Design Review staff if the alternate design demonstrates resistance to climbing, visual surveillance capability and is otherwise not a detriment to users (too hot to touch, etc.). Any retaining walls and walls and pilasters over 6'-0" in height will require structural calculations and details for review as part of the building plan check process
- 24. Comply with the following design guidelines for vehicle gates:
 - a. Gates for vehicle access control that do not have an accompanying fence or wall barrier are not bound by a minimum height restriction.
 - b. Vehicle gates shall have a minimum clear open width of 20'-0".
 - c. Vehicle gates will require emergency entrance capability. Approval of lock and gate hardware shall be by Fire Department. Automatically operated vehicle gates will require an Opticom device. Manually operated vehicle gates (if any) will require a Knox box.
 - d. At vehicle gates adjacent to Playa Del Norte Drive at the north of the site, provide vehicle turnaround in front of gate and 80'-0" vehicle stack distance between street/drive aisle and gate OR verify with Transportation staff (Shelly Seyler 480-350-8219) if the current site vehicle entrance layout allows these requirements to be waived.
 - e. See **LIGHTING** section below for general illumination requirements.

25. Provide integral color, design, scored concrete and similar upgraded paving surfaces for pedestrian walkway exterior stairs and the paved surfaces of courtyards. Verify that surfaces proposed are fully accessible per the A.D.A. and U.B.C. Chapter 11.
26. Provide an accessible walkway from the traffic circle at Playa Del Norte drive to the main entrance of Mondrian. Allow the concrete paving surface to read through the intersecting drive aisles.
27. Coordinate concrete unit pavers at driveway connecting Playa Del Norte Drive to Mondrian with Tempe standard driveway detail T-320. Layout to be approved by Transportation and Planning staff during the building plan check process.
28. Locate all freestanding and building mount security lights so that they do not conflict with proposed tree locations. Provide minimum 20'-0" horizontal separation (or make separation as determined by Planning staff in special cases) between light fixture and tree trunk.
29. Indicate the locations and quantity of bicycle parking spaces on the site plan. Indicate layout of the individual bike spaces on the plans. Each bike space shall be accessible from a paved surface. Provide dispersed locations for bike parking. Bike parking shall be adjacent to activity areas and shall be open so that parking is easily viewable.
30. Provide standard vehicle, accessible vehicle and bicycle parking in quantity required for the proposed building. Fully dimension parking spaces, aisles and landscape islands on the site and building floor plans. Parking spaces shall meet or exceed the following minimum guidelines:
 - a. Individual vehicle parking spaces shall measure 8'-6" wide by 18'-0" long or 16'-0" long with a 2'-0" overhang (staff recommends the 16' + 2' option). The overhang shall not encroach into a required landscape or walkway width. If they do encroach, widen landscape or walkway areas by 2'-0".
 - b. Extend dead end drive aisles minimum 3'-0" past the last vehicle parking space to allow the vehicle in this space to maneuver backward into the aisle and then drive forward out of the aisle.
 - c. Individual bicycle parking spaces shall measure 2'-0" by 6'-0". Provide parking racks and spacing per Standard Detail T-578. If rack spacing is expanded to 48", one rack can be made to serve two bike parking spaces.
 - d. Accessible vehicle parking shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing The Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6).
31. Provide reduced pressure back flow prevention device(s) (RPBP), each at separate dedicated landscape water meters and at domestic water meter. Do not cross connect domestic and landscape water supply lines. If an part of landscape water is supplied from a domestic water meter, provide a separate RPBP at head of landscape water supply. To limit water pressure loss to landscape irrigation, configure the supply branch so landscape water does not go through both the domestic and the landscape RPBP's.
32. Enclose backflow prevention assemblies for water supply protection in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide screen wall per Tempe Standard Detail T-214.
33. Transformer boxes, meter panels, electrical and other utility equipment shall be finished in a neutral color and material that compliments the color scheme of the building. Include color sample(s) for review during building plan check process.
34. Planning staff shall review the outlying wall details during building plan check process. Parking screen walls are required along Playa Del Norte Drive. These screen walls shall be minimum 3'-0" and maximum 4'-0" tall as measured from adjacent Playa Del Norte top of curb or adjacent parking paving, whichever is

higher. The screen walls may be exposed masonry, matching the Phoenix Brick "PBY Color 14" of the building. Alternatively, finish the screen walls with exterior plaster (all sides and edges) and the body building color, "Respectfully White". Any retaining walls and walls or fence over 6'-0" in height will require structural calculations and details for review as part of the building plan check process

BUILDING ELEVATIONS

35. Provide elevations and roof plans of the two story storage/garage buildings that are located north and northwest of the main building. Incorporate a modular brick veneer wainscot on these buildings that matches the brick of the main building. Alternately, veneer building walls entirely of modular brick. Design the roof layout and materials with the understanding that the roof will be viewed from above.
36. Remove the arches where they occur above building entrances (these are out of character with the Mondrian theme).
37. Indicate roof height with the base point as follows: the base point is measured from the top of existing curb front and center of the property on Playa Del Norte Drive.
38. Provide an internal roof access (stair, ladder) inside the building to the upper roofs. Do not mount a permanent ladder to any building elevation. Internal roof access is waived at the two story garage/storage buildings.
39. Locate electrical service entrance sections inside the building. Minor S.E.S. cabinets may be concealed in a elevation alcove, subject to review and approval of detail layout of alcove by Planning staff during the building plan check process.
40. The colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials submitted for consideration with this project have Planning staff approval. Submit any additions or modifications for review during building plan check process.
41. Provide a materials sample wall on site including the exposed metal balcony railing and roof metal work and color, exterior plaster texture and colors as well as masonry and granite veneers.
42. Screen exterior mechanical equipment from surrounding public view by an integral architectural feature of the elevation; avoid individual roof mounted screens which are readily identified as such; screens for ground mounted equipment shall be integrally designed into the elevation and not have a "tacked-on" appearance. A screen shall meet or exceed the height of the equipment it screens on all sides. Verify height of equipment and mounting base to ensure that screen height is adequate.
43. Staff recommends (does not require) a parapet system for the apartment/condominium tower that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of the building.
44. Roof drainage system consisting of internal roof drains is acceptable, as indicated by the submittal. Through-wall roof overflow scuppers are not indicated but are also acceptable on the two story storage/garage buildings provided their layout is coordinated with the building elevation and site landscape design. Roof drains and overflows shall be completely internalized on the main roofs of the building. Incorporate any surface mount electrical or incidental equipment attachment where exposed on exterior elevations so that the architecture is enhanced by these elements. Provide detail layout of surface mount equipment and wall penetrations for review during building submittal process
45. Indicate locations of lighting and addressing on the building. Detail lighting and addressing to enhance the architecture. No exposed conduit is allowed on the elevations or freestanding walls. Provide details of lighting and addressing mounting assemblies for review during building submittal process.

46. Coordinate building plans and elevations with locations of proposed trees, shrubs and vines in order to avoid conflicts between plant material at mature size and address signs located on building elevations and freestanding signs.
47. Comply with 1994 UBC security code requirements and applicable security provisions of Building Code Directive # 29 (this leaflet is available from Building Safety staff). Below are door/window hardware and general security notes collected from the preliminary site plan review comments:
- a. Divided pane windows are acceptable for windows on other than ground floor and at the entrance. Avoid divided pane windows that are accessible from grade where these are hidden and can be easily broken into. If divided panes are required at reachable windows due to design considerations, provide laminated glass or another glazing system that will defeat break-ins.
 - b. Dead bolt locks with strike plate cover guards required on all exterior doors.
 - c. Charlie bar required on sliding doors of dwelling units.
 - d. Lock and lift out protection required on operable windows of dwelling units.
 - e. Two wide angle viewers are required per exterior "blind" dwelling unit door. Viewers are waived if doors are glazed or are accompanied by glazed sidelights. At blind entrances, mount viewers along centerline of door at 60" and 36" above finish floor.
 - f. Door strike plates: minimum four screws with each screw minimum 2-1/2" long.
 - g. Exterior service doors shall have a minimum 6" square laminated glass or high strength plastic (Lexan, etc.) security window centered and mounted at no greater than 63" from the bottom of the door to the center of the glazing. Security 6" square windows are required at public storage rooms at fitness rooms or similar rooms used by residents and staff. Security 6" square windows are waived at typically uninhabited machine or equipment rooms such as service entrance sections, fire risers or roof ladder rooms.
 - h. Staff recommends no gates at refuse enclosure; maintain visual surveillance to refuse containers; gates will require 6" square vision portals and additional lighting.
 - i. Staff recommends a closed circuit television system with off-site monitoring capability. If C.C.T.V. is provided, coordinate external camera and equipment placement with design and materials of building elevations.
 - j. Provide ADA approved locks for any single user restrooms or dressing rooms. Provide lock with key bypass.
 - k. Lights in multiple use public restrooms shall have 50 percent night light capability and shall be keyed or remote controlled (no toggle switch available to users).

LIGHTING

48. All exterior light fixtures of this project shall fulfill the following guidelines:
- a. be a full cutoff design, directed down and screened away from adjacent dwellings and properties—provide house side shields;
 - b. be of a design to minimize glare, light trespass and intrusiveness and promote managed light distribution;
 - c. be vandal resistant, incorporating vandal resistant lenses;
 - d. be provided with a seal that will resist rain, dust and insect contamination;
 - e. conform to the requirements of the Dark Sky Ordinance (maximum 50 watt incandescent and maximum 9 watt fluorescent are allowed as up lights on walls or in unshielded fixtures);
 - f. separate trees from lights on property (at least 20'-0" trunk to light—less if specifically allowed by Planning staff—see **SITE PLAN** above) so landscape does not obscure light as it matures;
49. Submit cut sheets for light fixtures during the building plan check process. Mark specific information and data that applies to the light fixture selected. Verify the minimum lighting requirements with Planning staff as the use relates to risk factors for the site.

50. Security lighting required with this proposal, including free-standing lighting and lighting mounted on the buildings shall be illuminated from dusk to dawn utilizing photocell sensors.
51. Place each gang mailbox (if proposed outside) within 10'-0" of a security light. Each mailbox shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 20'-0" from the center of the mailbox.
52. Building entrances including individual garage doors, pedestrian gates, and refuse enclosure gates, if proposed, shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish floor to 6'-0" above finish floor, with a radius of not less than 15'-0" from the center of the entrance.
53. Exterior exposed stair structures that comprise building exits including stairwells, landings and under the lower landing shall be illuminated with a minimum of 5.0 foot-candles of light at finish floor to 6'-0" above finish floor.
54. Breezeways shall be illuminated from dusk to dawn with a minimum of 4.0 foot-candles of light at finish floor to 6'-0" above finish floor. Transitional lighting will be required at entrances to breezeway corridors.
55. Loading areas for restaurant and retail spaces shall be illuminated from dusk to dawn with a minimum of 3.0 foot-candles of light at finish grade to 6'-0" above finish grade.
56. Exterior, uncovered parking spaces shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candle from finish grade to 6'-0" above finish grade.
57. Exterior drive aisles shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle of light from finish grade to 6'-0" above finish grade.
58. Vehicle access control gates shall be illuminated from dusk to dawn with a minimum of 1.0 foot-candle of light along the gate length. Additionally, the remote automatic gate open activator shall be illuminated from dusk to dawn with a minimum of 5.0 foot-candles of light at finish grade to 6'-0" above finish grade, with a radius of not less than 15'-0" from the center of the gate activator. If any vehicular gate is manually controlled, provide 5 foot-candles of light along the entire length of the gate.
59. Parking garage shall be illuminated in daytime with a minimum of 10.0 foot-candles of light. Garage shall be illuminated from dusk to dawn with a minimum of 4.0 foot-candles of light. Garage shall be illuminated 24 hours. Measure light at finish grade to 6'-0" above finish grade. Paint garage interior with white paint of high reflectivity, as indicated. Transitional lighting is required at garage entrance.
60. Drives into garage shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles from finish grade to 6'-0" above finish grade.
61. Exterior bike parking spaces shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles from finish grade to 6'-0" above finish grade.
62. Stairs (if any) that connect this site to the lake side boardwalk shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light from grade to 6'-0" above finish grade.
63. The courtyards, exterior pedestrian walkways and adjacent landscape areas within 20'-0", parking lot landscape areas and surface retention areas shall be illuminated from dusk to dawn with a minimum of 0.5 foot-candle of light from grade to 6'-0" above finish grade.

64. Exterior refuse area without gates shall be illuminated from dusk to dawn with a minimum of 2.0 foot-candles of light from finish grade to 6'-0" above finish grade. If gates are provided, they shall be illuminated same as any other pedestrian gate or building entrance.
65. Metal Halide lamps are authorized for this site, however high-pressure sodium is preferred to soften light for residents. The required light loss factor is 0.68 for metal halide lamps and 0.72 for high-pressure sodium lamps.
66. Submit a photometric calculation of continuous (not instantaneous) light levels for exterior security lighting. Provide a square grid of light levels on the approved landscape plan. The landscape plan image (including light fixture locations) shall be fifty percent screened so it reads as background. The point to point light levels shall be calculated at grid intervals of not more than 10'-0" square at grade and may also be required at 6'-0" above finish grade.
67. The photometric plan submitted during the building plan check process shall include a statement indicating that no equipment substitutions shall be installed without prior approval of the City. Where the construction documents indicate more than one specified manufacturer per site, a photometric calculation from each manufacturer specified will be required.

LANDSCAPE

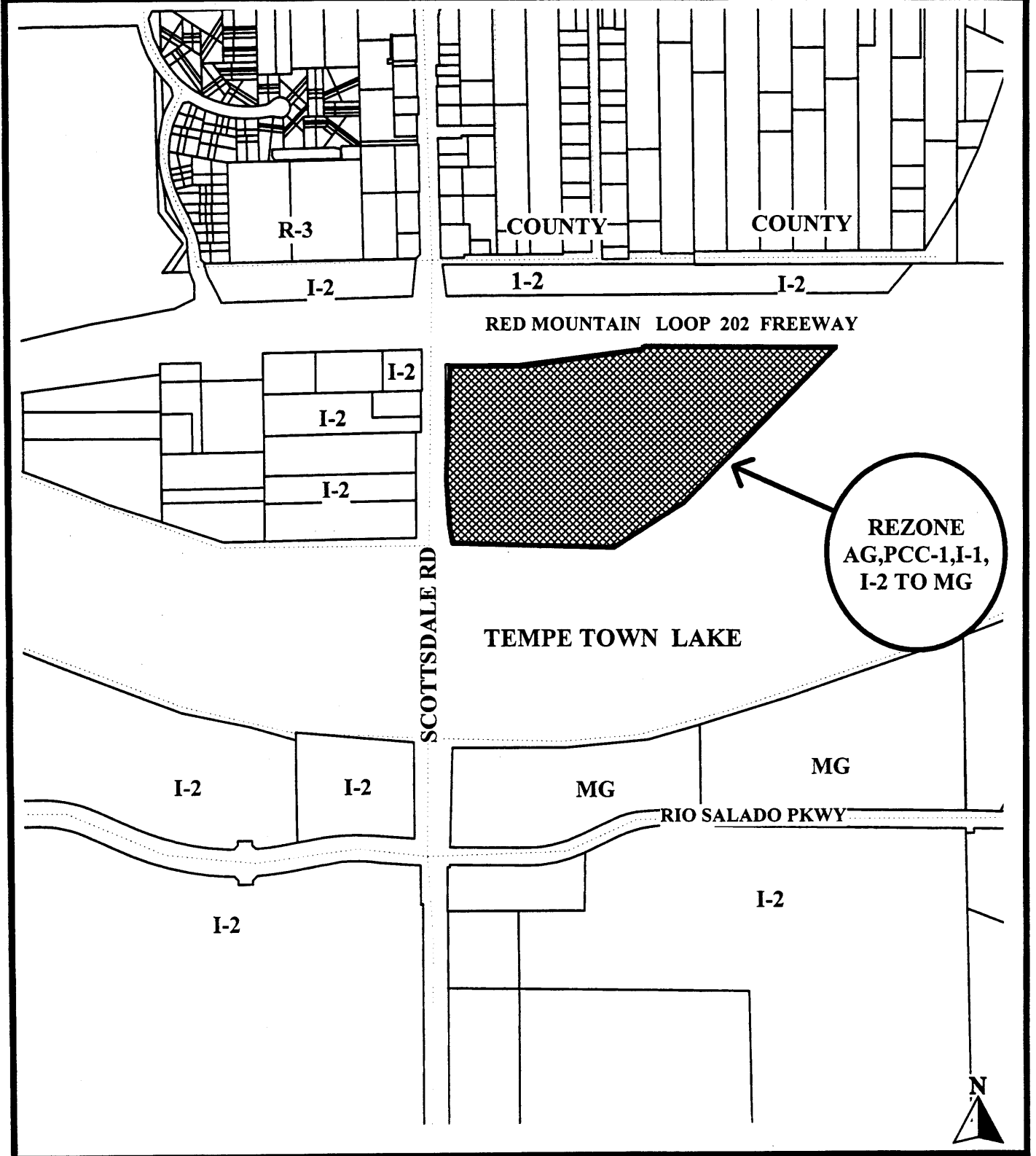
68. Verify location and type of landscape materials proposed within recovery well easement with the agency that operates the well site.
69. Indicate existing landscape to remain within or adjacent to project area, including at well site, boardwalk, an lakeside, and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune the existing trees, treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a tree of approximate size of existing specimen. Replacement shrubs shall be minimum gallon size at installation. Replacement groundcovers shall be one gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
70. Provide temporary watering system to existing landscape indicated to remain without interruption until the permanent automatic landscape watering system for the project area is installed and operational.
71. At Mondrian parking/entry area, Phoenix Date Palm will be allowed as a canopy tree in required parking lot landscape islands. Provide minimum 25'-0" high brown trunk Phoenix Date Palms. Select palms of uniform size. Trunks shall be diamond-cut.
72. Verify each required island is at least 120 square foot in area and is the full length of the parking space. Provide one tree and minimum five groundcovers in each island. Provide required landscape islands in the following locations:
 - a. At the south side of the porte cochere adjacent to the main entrance.
 - b. At the east of the parking row on the north of the building.
 - c. North of the double loaded one story individual parking garage building.
73. Provide a tree in the landscape island indicated east of the refuse enclosure.
74. Include requirement in landscape construction documents to pull construction debris out of planting areas.
75. Indicate exterior light locations (building and freestanding) on construction landscape plan.

76. Follow these mature plant height guidelines when preparing the construction landscape plan.
- a. Mature plant height (except trees) shall not exceed 2'-0" when planted within 6'-0" of pedestrian or vehicle paving or within 21'-0" of the outside of an exterior door, pedestrian gate or within a sight visibility triangle.
 - b. Mature plant height (except trees) outside of the areas described above shall not exceed 3'-0" within 12'-0" of pedestrian or vehicle paving.
 - c. Plants with tall center stalks or a skeletal growth habit that can easily be seen through are exempt from requirements of (a.) and (b.) above, subject to agreement of Planning staff.
77. Indicate sight vision triangles (speed limit for Playa Del Norte and traffic circle needed) at driveways on the construction landscape plan. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed.
78. Provide decomposed granite of 2" uniform depth throughout the site and frontage. Do not introduce any loose river run rock or similar sized stone landscape material to site unless it is pressed 2/3 into a concrete substrate or otherwise secured.

SIGNAGE

79. Obtain separate sign permit prior to installation of any proposed directional and identification signs. Separate Design Review Board and Board of Adjustment (variance) processing may be required if proposed signs are over area or otherwise do not conform to the zoning ordinance.
80. No exposed conduits or raceways are allowed for any sign illumination.
81. Display address signage as follows. The location of address signs shall be subject to approval by Planning staff.
- a. Provide building 12" address signs consisting of individual mount metal reverse pan channel characters, located between 15'-0" and 22'-0" above base of building, at least two each on the north, east, west and south elevations of the building, near the corners of the building. These signs shall be halo lit to accent the residential character of Mondrian. Additional building address locations may be required by Planning staff during the building plan check process.
 - b. Provide one building 12" address sign of vinyl characters or similar on glass (back lit), located at the main building entrance to Mondrian under the porte cochere.
 - c. Provide 4" high dwelling unit address signs on or directly above each front door. Illumination for these signs is part of the general illumination of the door.
 - d. All building address signs shall conform to the following:
 - (1) Mount address signs in a permanent stationary and durable manner.
 - (2) Address signs shall be visible at all times from the property and shall remain unobstructed by trees, vines, or anything that would hide the sign.
 - (3) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - (4) Address shall be of minimum 50 percent contrast to the background to which it is attached.
 - (5) Any proposed modification to address illumination type indicated above shall be subject to negotiation with Planning staff.
 - (6) Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards
 - e. Provide one directory sign under the porte cochere. Each directory shall depict the building and entrances, floors, courtyard, parking, street and lake. Conform to the following guidelines OR supply an alternate design. The directory display shall be subject to Planning staff approval.
 - (1) Directory shall utilize contrasting colors having a 70 percent contrast factor.

- (2) Directory shall be properly oriented with respect to the viewer, and include a red dot with a red arrow, with the words, "YOU ARE HERE" affixed to the appropriate location on the sign.
 - (3) Directory shall be internally illuminated from dusk to dawn with a security light.
 - (4) Directory location is subject to approval by Planning staff. Landscape islands, pedestrian circulation and safety shall not be compromised as a result of the placement of each directory.
 - (5) Directory shall be weather resistant and have vandal resistant glazing to minimize criminal damage.
- f. Provide one address sign on the ten story condominium tower roof of Mondrian.
- (1) Orient sign to be read from the north.
 - (2) Sign shall include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - (3) Sign shall be high contrast, either black characters on a light roof or white characters on a black field that is painted on the roof.
 - (4) Roof address shall not be illuminated.

PLAYA DEL NORTE
RRC 03050

LOCATION
A

Playa del Norte

Applicant's Letter of Intent

Playa del Norte LLC and the City of Tempe (the "Applicants") are proposing to redevelop approximately 22 acres located at the southeast corner of Rural Road and Rio Salado Parkway in Tempe, Arizona (the "Site"). Specifically, the Site is bordered by Red Mountain Freeway/Loop 202 on the north, Rural Road on the west and the Tempe Town Lake on the south and east sides. The Applicants envision this development as a mixed-use retail/ commercial/ residential development that will combine exciting residential, retail and office opportunities along the north bank of the Tempe Town Lake. The development will be called Playa del Norte ("Playa").

Planning Context

This Site is located on the north bank of the Tempe Town Lake. The current City of Tempe ("City") General Plan classifies the Site as Mixed Use. The proposed General Plan 2030 also envisions this area as Mixed Use. According to General Plan 2030, the Mixed Use District is designed to accommodate land uses with a mixture of residential and commercial uses. The Mixed Use category encourages creatively designed developments that create a living environment, reflective of a "village" concept, in which there is the opportunity to live, work and recreate in the same development. This Site is consistent with the current City General Plan and the proposed 2030 General Plan. In addition, this Site is exactly the type of project envisioned by a mixed-use development. The Applicants are proposing urban residential units, both for sale and rental, along with commercial office employment opportunities, assorted retail shops and an open space park for recreation.

The Site is currently zoned Industrial-1 (I-1), Industrial 2 (I-2), and Planned Neighborhood Commercial Center 1 (PCC-1). The Applicants propose to rezone the Site to Multi Use General (MG). The MG District permits a wide variety of uses including retail, hotels, parking garages, office, restaurants and theaters. The proposed uses for Site are all permitted uses under the MG District.

Site Area

The Site consists of approximately 22.775 net acres, comprising Lots 1 through 6, and 2.26 acres of right of way as shown on the attached Final Plat of Playa Del Norte. A full metes and bounds legal description of the P.A.D. area is attached as Exhibit "A".

Area Context

The Site is located on the north bank of Tempe Town Lake with Rural Road as its west boundary, Loop 202 as the north boundary and the Town Lake as the south and east boundary of the Site. The Site is currently vacant. The Rural Road on-ramp is located immediately north of the Site. The south bank of the Town Lake is also proposed for additional mixed-use retail, commercial and residential. West of the site, across Rural Road, are existing commercial uses, including Club Rio, Audio Express and an extended stay hotel. The Applicant envisions that

607 90 2003

Playa del Norte will contribute to the urban environment of the Town Lake and help stimulate economic development around the Town Lake.

Land Use

Playa del Norte will consist of 90,000 square feet of office space, 112 individual condominiums, 598 apartments/condos, 13,213 square feet of retail, and 20,900 additional square feet of office, retail and restaurant. The P.A.D. shall permit on Lots 1 through 6 all of the Permitted Uses set forth in the MG Multi Use General District, as described in the City of Tempe Zoning Ordinance, Section 2-1101. A copy of the Conceptual Site Plan is attached as part of the submittal.

Site Plan

The principal connections to the Site will be Rural Road and Playa del Norte Drive (Miller Road). The intersection of Playa del Norte Drive and Rural Road will be developed into a full four-way signalized intersection. The improvement to Playa del Norte Drive will occur at the same time as development. In addition, we anticipate that there will be a future connection from PAD C to development west of the Site underneath Rural Road.

Project Phasing

Playa Del Norte will develop in multiple phases. The first phase includes the development of the residential and a drive thru restaurant. The first phase of development will include Mondrian Tempe Town Lake, Weststone, and In-N-Out Burger. As part of this application, the Applicants have submitted Final PADs for Phase 1. Later phases will include the development of the office/retail space on Lot 2, the restaurant pad on Lot 3 and the commercial office space on Lot 6.

Phase 1

Mondrian Tempe Town Lake

Based on the artistic philosophy of Dutch painter Piet Mondrian, Mondrian Tempe Town Lake ("Mondrian") is an exciting mixed-use project consisting of urban-oriented residential flats and lofts, two-story townhouse units, restaurant and retail uses and structured parking. Mondrian will consist of approximately 491 apartment units and approximately 96 apartment or condominium units. Mondrian will also include retail and restaurant uses that are available for both the Mondrian residents and community. In addition, Mondrian will include a clubhouse/recreation center for its residents with a fitness center, business center and a resident lounge area.

It is anticipated that Mondrian will be constructed in three phases. Phase 1 will include the parking garage, the podium at the north end of the parking garage and the apartment condominium tower. Phase 2 will include the west side podium and all apartments, clubhouse and accessory spaces west of the east face of the parking garage. Phase 3 will

complete all of the apartments and accessory spaces east of the east face of the parking garage and all freestanding garage and garage storage buildings.

Weststone

Weststone at the Tempe Town Lake will be a community of 112 individually owned condominiums on a 2.5 acre parcel of land. Weststone features three different floor plans that will accommodate the needs and objectives of a wide variety of potential residents. All of the units will have private outdoor balconies, many with views of the Town Lake and most with exterior gas burning fireplaces. Elevators will serve all of the floors and there will be ADA accessibility to all units.

Parking for residents and guests will be in a single level covered parking structure at grade level. All residential units are located above the parking structure, with a two story central lobby connecting parking to residential areas. The podium level of Weststone opens onto an expansive above-grade plaza, complete with a community swimming pool. From the podium level, residents and visitors can access stairways and ramps down to Boardwalk surrounding the Tempe Town Lake. In addition, there will be a community fitness center on the podium level.

From a design perspective, Weststone will have an interesting and varied appearance, presenting unique building massing and a vibrant color contrast. Glazed panels at balconies, in lieu of typical steel railings, will add an additional element of interest to the building exterior.

In -N-Out Burger

The first In-N-Out Burger in Tempe will be located on the Site. The In-N-Out Burger will be located at the northwest corner of the Site and is designed to allow for vehicle circulation with the balance of the Site. On-site circulation is achieved by a 292-foot dedicated drive thru lane.

The design of the Town Lake In-N-Out Burger will be different from any other In-N-Out in the greater Phoenix area. The store's design utilizes hard lines and right angles, with a color scheme of red and purple. The design objective is to complement the color scheme of the Mondrian Town Lake and provide a focal point for Playa del Norte.

Traffic Study

Kathryn Heffernan of Heffernan & Associates has been working intensely with the City for over a year to develop a traffic plan for this site. A traffic study summarizing that work will be submitted at a later date.

OCT 08 2003

Landscape

The landscaping will comply with landscape standards as outlined in Section 3-201 of the Tempe Zoning Ordinance. Specifically all surface parking areas will be screened by 3 foot parking screen walls, on site trees will be 15 gallon minimum and the surface parking areas will have a minimum of 30% vegetative ground cover.

Conclusion

We are very excited about the development of Playa del Norte on the north bank of the Tempe Town Lake. The Town Lake and surrounding public areas are already a major regional destination in Arizona. Additional residential opportunities like the exciting designs of Weststone and Mondrian at the Town Lake will create a vibrant environment in which residents and the community will want to live, work and play near their homes and in Tempe. Playa del Norte is exactly the type of exciting, urban, mixed-use village concept that has been envisioned by the community for the future of the Town Lake. We look forward to working with the City and the community in the development of this project. We respectfully ask for your support.

OCT 08 2003

Playa Del Norte
Applicant's Narrative for Variance and Use Permit Requests

Outdoor Dining

The Applicants are seeking a use permit for outdoor dining.

Section 2-1101 of the Tempe Zoning Ordinance lists the permitted uses in the MG District and allows similar uses with a use permit. In this case, restaurants are a permitted use in MG District. Outdoor patios are an accessory use to a restaurant use and are a similar use to the other types of uses permitted in the MG District. For this reason, we respectfully request a use permit for outdoor dining on the Playa del Norte (the "Site").

Given the urban design of this development, the mix of retail and restaurant uses are intended to create a "village" environment where residents and visitors are able to work, shop and recreate. Outdoor patios will encourage community interaction and allow residents a place to sit, have a meal and enjoy the outdoors and the Town Lake experience.

We envision that there will be several outdoor dining opportunities in Playa del Norte. Included among these outdoor dining opportunities will be the In/Out Burger on Lot 1, restaurant and retail use on Lot 3 and an outdoor café at Mondrian Town Lake. Outdoor dining is typically a positive attraction to a restaurant or café use. We believe that outdoor patios will provide an additional attraction for visitors to the Town Lake. Outdoor dining will be a positive aspect of these businesses and will not a detriment to the City or the surrounding businesses.

We respectfully request a use permit for outdoor dining on the Site.

RV Parking

Section 4-302 of the Zoning Ordinance requires one (1) RV parking space for every 10 units in any multi-family project in the City. This Application has approximately 710 units, which triggers a requirement for 71 RV units. However, this project is in the ASU commuting area and the ordinance recognizes that RV parking spaces in this area is superfluous. For that reason, the current ordinance requires only half the RV spaces of the proposed use. In this circumstance, our RV requirement is 35.

The special circumstances for this variance are similar to the reasoning stated above. The goal of the Town Lake is to provide a dynamic urban environment that encourages high-density urban dwelling units. In addition, with the implementation of light rail and other commuting options around the Town Lake, the goal is to encourage alternative modes of transportation, not add more vehicles to the area. Section 4-101(A) of the Ordinance indicates that its purpose is to provide "attractive" parking in the City. Providing 35 RV spaces is not an attractive option for this project or the Town Lake.

Providing additional spaces for RVs will not maximize the developable land around the Town Lake.

The Ordinance's requirement for RV parking does not fit with the desired goals for the Town Lake environment and urban character design. There is no expectation among the residents of either Mondrian or Weststone that they will be able to store RV's on site. Instead, there are other options in the community (as a separately owned business rather than an accessory use) that are typically located away from residential communities, where their mass will not have an impact on community aesthetics and property values. In addition, Playa and the Town Lake environment will be adversely impacted by a requirement for an accompanying RV storage "area" or "facility".

Therefore, we respectfully request a variance to eliminate the RV parking requirement on the Site. Allowing this variance will not increase the use or density on this Site. If the variance is denied, the site plan will have to be reconfigured and that will have a detrimental effect on the development of this Site.

Bicycle Parking Variance

Section 4-302 of the Zoning Ordinance requires 0.5 bicycle spaces per unit on any multi-family project in the City. A .5 bicycle space per unit requirement would trigger a requirement for approximately 299 bicycle parking spaces in Mondrian. The Weststone Site Plan reflects 112 units that would trigger a requirement of approximately 56 bicycle parking spaces. However, this Site is located in the ASU commuting area, which requires basically 1 space per unit. The ASU commuting area requirement will require Mondrian to provide 543 bicycle parking spaces and Weststone to provide 112 spaces.

The Applicants respectfully request a variance to the bicycle parking requirement to allow Mondrian to provide approximately 120 bicycle parking spaces and Weststone to provide approximately 45 bicycle parking spaces.

The Zoning Ordinance envisions a bicycle parking requirement for multi-family units because multi-family units, as a general matter, do not have garages. In this instance, there will be garage spaces for the residents of both Mondrian and Weststone. As urban oriented residential flats and lots both are more comparable to high-density single family dwelling units. Typically, single family homes are not required to have bicycle parking or the requirements are established with PAD. Since neither Weststone nor Mondrian are envisioned as student housing, we do not anticipate a high demand for bicycle parking.

Weststone envisions a community of 112 individually owned condominiums. Each resident will have parking provided by a single level covered parking structure at grade level. While we appreciate the need for some bicycle parking in light of the size of the project, and the possibility that visitors on bicycles may visit periodically, Weststone will provide bicycle spaces in the garage and around the project. Similar to Weststone,

Mondrian will provide 65 bicycle spaces that will be located in the parking garage and scattered around the project.

In both cases, there are significant costs associated with the development of these projects, including a significant investment in parking garages that will result in increased rents and less opportunity for student centered housing. Additionally, there are many alternative bicycle parking options available around the Town Lake and the North Tempe area.

The bicycle parking variance will not be detrimental to the Site or the surrounding community. The area has several alternative/mass transit options available that do not depend on additional bicycle parking available on the Site. For these reasons, we respectfully request a variance from Section 4-302 related to bicycle parking.

On Site Landscaping

Section 3-201(A)(1) of the Zoning Ordinance requires multi-family sites to have landscaping on a minimum of thirty percent (30%) of the net site area. Due to the tight constraints of the site area and the power line easement, Lot 5 (Mondrian) will provided 11.5% on site landscaping, less than the 30% required by Ordinance.

We envision Playa del Norte as dynamic urban development that encourages a high-density lifestyle as exemplified by Mondrian. In order to create a mixed-use urban village, Playa del Norte is a mixture of residential, commercial and retail uses. Locating all of these uses on a small triangular parcel bordered by power lines on the north and the Tempe Town Lake on the south requires that the building footprint for Mondrian extend over a majority of the Site. For this reason, the available landscape area around the Site is limited.

The ordinance's intent is to provide vegetation and greenery as an attractive amenity to the residents and visitors of a multi-family site. This type of requirement works well in a typical stand-alone multi-family suburban site. In this instance, because of the density of the Site and the variety of the surrounding uses, landscaping and greenery is also provided by the surrounding users and the Town Lake environment. A decrease in the landscaping requirement for Mondrian will not affect the attractiveness of the Site. The surrounding users, the open space/park located on the Site and landscaping of the Town Lake provide an attractive amenity to the Site which will minimize the effect of a variance from the multi-family landscaping requirement.

Given the landscaping along the boardwalk of the Town Lake, the landscape surrounding the other uses of Playa del Norte and the open space area east of Mondrian, a variance to decrease the 30% landscaping requirement will not be a detriment to the surrounding properties. The landscape variance will not affect the use or densities of the Site. If a variance is denied, the Site Plan will have to be reconfigured and will have a detrimental effect on the development of the Site.

Minimum 6-foot landscape buffer

Section 3-201(B) of Zoning Ordinance requires a six (6) foot landscape buffer between commercial and residential land uses. The intent of this section is to provide a buffer and screening for the residential uses next to a commercial project. A landscape buffer works well in a more suburban environment where the intent is to create a separation between land uses. The goal of the Town Lake is to provide a dynamic urban environment where uses and users are mixed together. The separation created by the landscape buffer is contrary to the goal of the Town Lake urban environment. In order to provide an urban environment and comply with the goals for the Town Lake, we respectfully request a variance to eliminate the 6-foot landscape buffer between the commercial and residential uses.

Allowing this variance will not increase the use or density on the Site. However, as stated above, if this variance is not granted it will have a detrimental effect on the development and design of the site.

Parking Variance

Section 4-302 outlines the parking requirements for multi-family. The parking requirement for Lot 4 (Weststone) is 248. The parking requirement for Lot 5 (Mondrian) is 1089. As mentioned above, the triangular shape of the Site and the natural barriers of the power lines to the North and the Town Lake to the South limit the developable land area of the Site. The desired goal of providing an urban environment with a mixture of land uses limits the parking available to certain lots.

In the case of Weststone, we are requesting a 24 parking space variance. Weststone will provide 224 parking spaces. That is 24 spaces less than the 248 parking space required by the Zoning Ordinance. The elimination of these parking spaces will not affect the residents of Weststone. Rather, the decrease in spaces will limit the number of potentially available guest spaces. In addition, there may be cross access parking agreements that will allow Weststone visitors to access parking spaces on adjacent lots.

Regarding Mondrian, the Zoning Ordinance requires Mondrian to provide 1089 parking spaces. Mondrian is providing 1054 parking spaces on site. In addition, Mondrian visitors will also be able to use the 186 shared parking spaces available in the city open space lot. The open space area is immediately adjacent to Mondrian. The open space lot provides accessible parking with pedestrian access from the parking area to Mondrian. The total of the 1054 parking spaces provided on the Mondrian site added to the 186 shared parking spaces in the open space area provides a total of 1240 available parking spaces for Mondrian visitors and residents. 1240 parking spaces exceeds the parking ordinance requirement for Mondrian.

Given the fact that Mondrian has the capacity to provide more than the required number of parking spaces, in actuality the Site only requires a 24 parking space variance for Weststone. However, in accordance with the ordinance, we respectfully request a 24

parking variance for Weststone and 35 parking space variance for Mondrian. This variance will not be a detriment to the surrounding properties or increase the use or density of the Site. In fact, the variance approval will allow us to provide an urban environment with a multiple of uses that will be a benefit to the residents of Tempe.

Summary Traffic Report for PLAYA DEL NORTE Tempe, AZ

Prepared for Playa del Norte LLC



November 14, 2003

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INTRODUCTION

Playa del Norte LLC and the City of Tempe are proposing to redevelop a 22-acre site located at the southeast corner of Rural Road and SR 202 (Red Mountain Freeway), on the north bank of Tempe Town Lake. The proposed project, known as Playa del Norte, will provide a mix of commercial and residential land uses. At buildout, the project will offer nearly 100,000 square feet of office, over 35,000 square feet of retail/restaurant space, and approximately 650 residential units (providing both rental and ownership opportunities).

Planning for this project began nearly five years ago. In March 1999, Heffernan & Associates (H&A) was hired to provide traffic engineering input into the site planning effort. At that time, the initial plans for Town Lake Corporate Center (as the project was then called) envisioned nearly 2.5 million square feet of commercial development on a larger 45-acre site that included land on both sides of Rural Road. This type of development was consistent with the densities that the City of Tempe had hoped to achieve along the lakefront. However, as planning proceeded, it became clear that substantial roadway improvements would be needed in order to accommodate the 30,000 – 35,000 vehicle-trips per day that would be generated by a project of this size. Various alternatives for increasing roadway capacity were developed and evaluated; these included a redesign of the existing Rural Road interchange, the development of frontage roads along the SR 202 frontage, construction of a new half-diamond freeway interchange west of Rural Road, widening of the Rural Road bridge, and grade-separated crossings of Rural Road, among others. In the end, all of these designs proved to be physically and/or financially infeasible. It became clear that the site's limited access opportunities would require a drastic downsizing of the proposed development project in order to reduce the number of vehicle-trips to a more manageable number.

The development team has worked closely with City staff over the past two years to achieve a balance between two conflicting objectives – maximizing development density on this site and minimizing the traffic impacts of such development on the Rural Road corridor. The result is a realistic traffic mitigation plan that will improve access to the site and permit development of a fairly intense mixed-use project. This traffic plan has already been approved, and

implementation of the off-site roadway improvements has already begun, with financing to be provided through two improvement districts.

This summary traffic report focuses on the traffic impacts of the current development plan for Playa del Norte. It is intended to provide City staff and officials with information about the traffic-generating characteristics of the proposed development and to document the roadway improvements that will be constructed.

SITE LOCATION AND ACCESS

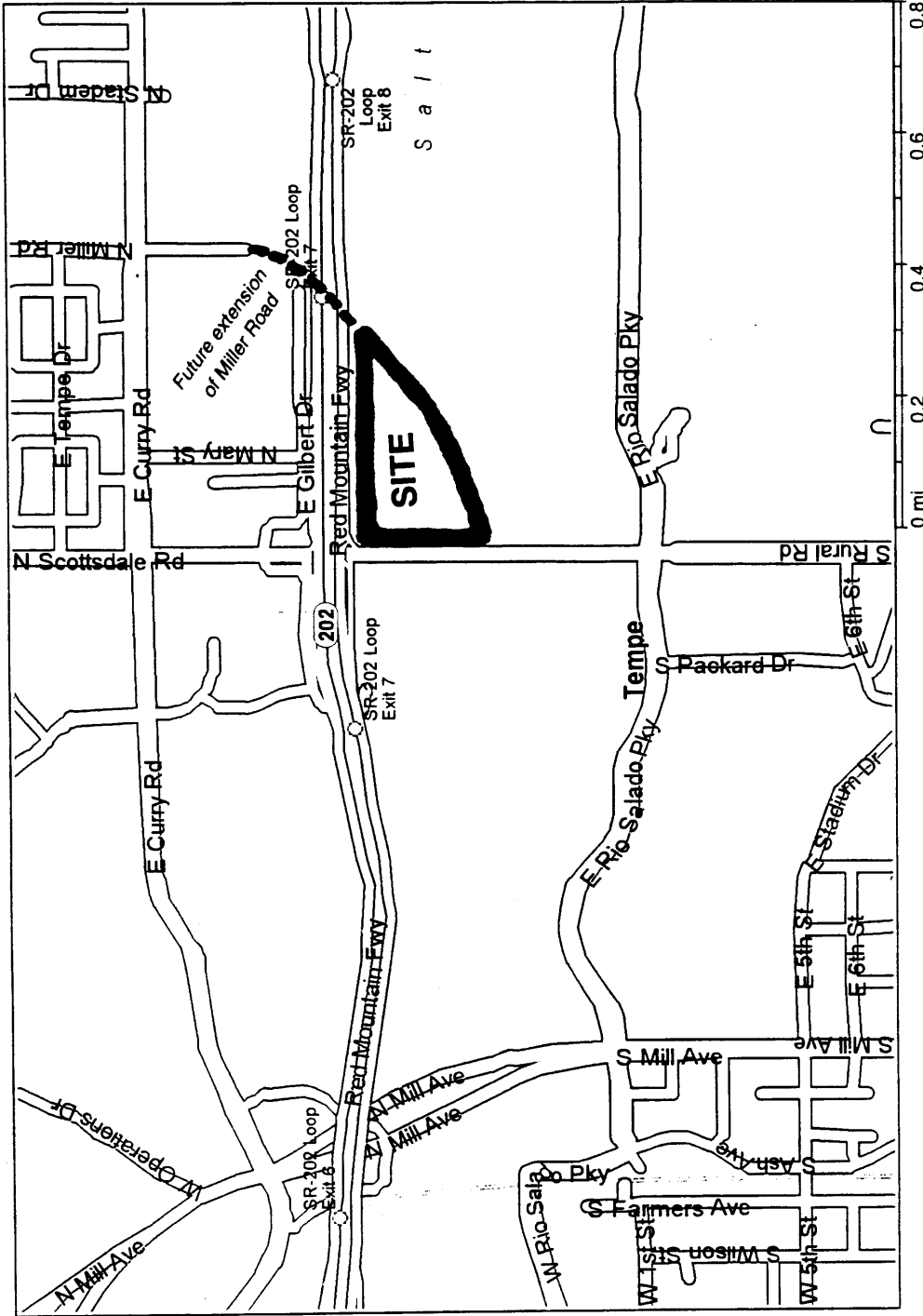
The 22-acre site is roughly triangular in shape and is bounded by Rural Road on the west, SR 202 on the north, and Tempe Town Lake on the southeast (see Exhibit 1). Due to the presence of the freeway and the lake, the only development in the immediate vicinity of the site is the existing commercial uses on the west side of Rural Road; these include Denny's Restaurant, Best Western Inn, Audio Express, U-Haul Storage Center, and Club Rio.

The site's location imposes access constraints that severely limit the development potential of the land, because the site has essentially only one-sided access (via Rural Road). Another access route – the planned Miller Road extension under the freeway – will be developed in conjunction with this project and will provide some direct access on the north side; however, this new route will have both limited capacity and limited visibility.

The Playa del Norte site also has a limited amount of frontage along Rural Road (approximately 930 feet), and vehicular access cannot easily be developed along much of it, due to the location of a major power line corridor at the north end of the site and a severe grade change at the south end of the site. The actual "usable" frontage for developing access is only 500 feet. Taking into account normal design standards for minimum driveway spacing, only two or three driveways could be developed on Rural Road within this 500-foot distance.

More importantly, there is only enough room to develop one full-access driveway – i.e., a driveway where left turns both into and out of the Playa del Norte site can be made. Existing conditions dictate that this driveway be located opposite the existing southern driveway for Club Rio. The new driveway needs to be as far south as possible in order to maximize the available left-turn storage for vehicles waiting to turn into the project, but it cannot go any farther south than the Club Rio driveway without requiring major reconstruction of the bridge

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VICINITY MAP

HEFFERNAN & ASSOCIATES

Exhibit

1

over the lake. Since the Playa del Norte site can only have one full access point on Rural Road, the capacity of this driveway will clearly be the controlling factor in determining how much development can be accommodated on the site.

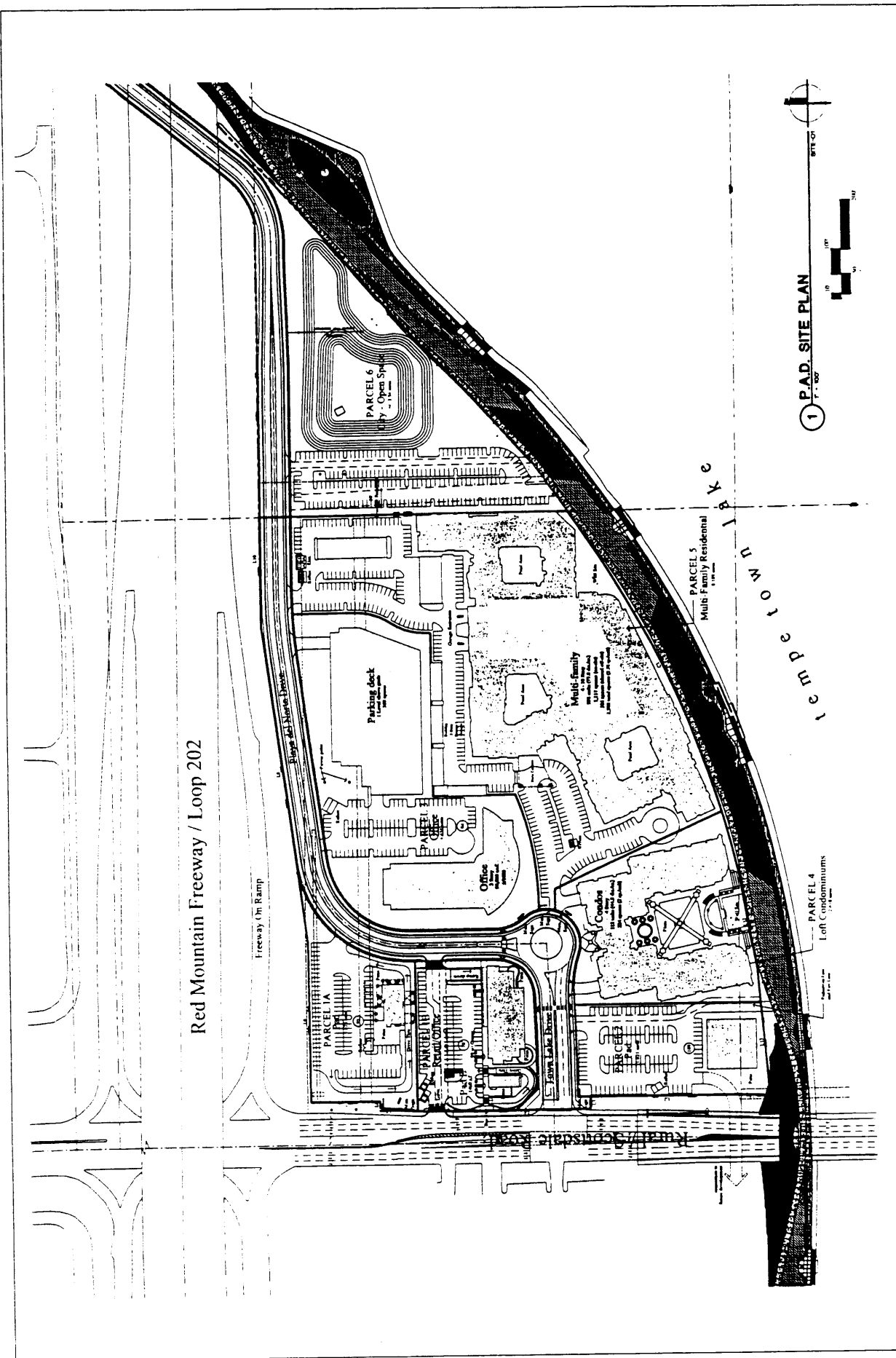
PROJECT DESCRIPTION

Exhibit 2 shows the conceptual site plan for Playa del Norte, which includes a mix of commercial and residential uses. It is consistent with both the City's current General Plan and the proposed General Plan 2030, which identifies this area for "Mixed Use."

Land Uses

The project has been subdivided into six lots:

- Lot 1, located at the northwest corner of the site, will be the future home of Tempe's first In-and-Out Burger.
- Lot 2, which also has Rural Road frontage, will include a freestanding Starbucks (with drive-through window) and a 17,000-square-foot commercial building. The ground floor of this building is expected to be leased by retail and restaurant tenants, while the second floor is more likely to attract office users.
- Lot 3, at the southwest corner of the site, offers a prime lakefront location for a high-quality restaurant.
- Lot 4 will be the site of the Weststone residential condominiums. This four-story, 112-unit project features a large outdoor plaza, community recreational facilities, and views of the lake.
- Lot 5, the largest lot, will be developed into a mixed-use project called Mondrian Tempe Town Lake. Current plans call for a total of 539 residential units – 458 apartments and 81 condominiums – and a large number of amenities such as a fitness center, resident lounge area, business center, and three swimming pools. A portion of the ground floor – nearly 10,000 square feet – has been allocated for retail and restaurant uses; these uses would be open to the general public as well as to project residents.
- Lot 6, located in the interior of the site, will include a 90,000-square-foot office building and adjacent parking deck.



1 P.A.D. SITE PLAN
0' 10' 20'

PROPOSED PLAN FOR PLAYA DEL NORTE

HEFFERNAN & ASSOCIATES

D6

At the far east end of the site is a three-acre parcel that has been designated for City open space. It will provide public parking and access to the lakefront boardwalk.

Site Access Facilities

The site plan shows two project driveways on Rural Road. The main entrance, Playa del Norte Drive, is located opposite Club Rio's southern driveway, creating a four-legged intersection. Full access – i.e., permitting turns in all directions – will be provided at this location. A secondary site access point, located approximately 240 feet north of the main driveway, is intended primarily to serve traffic generated by In-and-Out Burger, Starbucks, and the office/retail building on Lot 2. Only right turns into and out of the site will be permitted at this second driveway.

Playa del Norte Drive will continue through the site to connect to the new Miller Road extension at the northeast corner of the site. Miller Road will provide a third point of entry/exit for the project.

Development Phasing and Timing

Playa del Norte will be developed in multiple phases. Phase 1 will include development of In-and-Out Burger, Weststone, and Mondrian (Lots 1, 4, and 5), with construction on all three projects expected to begin in April or May of 2004. The restaurant will open in late 2004, and the condominiums will be ready for occupancy in the third quarter of 2005. The first units of Mondrian will be available in 2006.

Full buildout of the project will depend upon market conditions but is not likely to occur for at least three to five years.

SITE-GENERATED TRAFFIC VOLUMES

Estimates of the traffic that would be generated by Playa del Norte were based on the data and methodology presented in the latest edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). The results of this analysis, showing the number of vehicle-trips that would be generated by this project on an average weekday, are presented in Exhibit 3.

LOT	LAND USE	SIZE	ITE CODE	AM PEAK HOUR			PM PEAK HOUR			DAILY TRIPS
				In	Out	Total	In	Out	Total	
1	Fast-Food Restaurant	3,213 SF	834	80	80	160	55	50	105	1,600
4	Condominiums	112 DU	230	10	45	55	45	20	65	700
5	Multi-Family	458 DU	220	35	195	230	180	85	265	2,900
5	Condominiums	81 DU	230	5	35	40	35	15	50	500
5	Restaurant	6,584 SF	831	5	0	5	35	15	50	600
5	Retail	3,293 SF	820	10	10	20	30	35	65	700
TOTAL TRIPS GENERATED BY PHASE 1				145	365	510	380	220	600	7,000
2	Fast-Food Restaurant	1,400 SF	834	35	35	70	25	20	45	700
2	Retail	2,835 SF	820	10	10	20	30	30	60	700
2	Restaurant	5,265 SF	832	25	25	50	35	20	55	700
2	Office	9,000 SF	710	15	0	15	5	10	15	100
3	Quality Restaurant	8,000 SF	831	5	0	5	40	20	60	700
6	Office	90,000 SF	710	150	20	170	25	110	135	1,200
TOTAL TRIPS GENERATED AT BUILDOUT				385	455	840	540	430	970	11,100
Adjusted for Potential Land Use Interaction*				-20	-15	-35	-25	-20	-45	-600
TOTAL EXTERNAL TRIPS (AT BUILDOUT)				365	440	805	515	410	925	10,500

*Assumes 10% of all trips generated by retail and restaurant uses are attributable to residents or office employees already on the site.

TRIP GENERATION SUMMARY

HEFFERNAN & ASSOCIATES

Exhibit

3

Phase 1 development will generate approximately 7,000 vehicle-trips per day – 3,500 inbound and 3,500 outbound. This total includes trips generated by In-and-Out Burger, the Weststone condominiums, and the Mondrian residential project (including its proposed restaurant and retail uses). Since the Phase 1 development is mostly residential in nature, the peak hour traffic flows are predominantly outbound during the AM peak hour and heavily inbound during the PM peak hour.

The amount of commercial development planned for later phases of the project would normally generate another 4,100 vehicle-trips per day. However, not all of these trips would be added to the area roadnet, due to the mixed-use nature of Playa del Norte. For the purposes of this traffic analysis, a very modest level of interaction among the project's land uses was assumed – that 10 percent of the trips generated by the retail and restaurant components would be made by project residents or office employees already on the site, so these trips would not add to the number of vehicles entering and exiting the site. (No reduction in the residential or office trips was made since these are primary trip purposes.) At buildout, therefore, Playa del Norte is expected to generate approximately 10,500 external trips (5,250 inbound and 5,250 outbound) on an average weekday.

A directions-of-approach analysis was performed, using a 12.5-mile radius around the site to define the project's potential market area. This particular distance was chosen because data published by the Maricopa Association of Governments (MAG) indicate that over 90 percent of all home-based work trips in the Phoenix area are less than 12.5 miles long. Home-to-work and work-to-home trips constitute the major portion of travel on streets and highways during the critical AM and PM peak hours, respectively. The estimated directional distribution of traffic generated by the residential components of Playa del Norte was based on the distribution of *employment* opportunities within the defined market area. Similarly, the estimated directional distribution of traffic generated by the commercial components was based on the distribution of *population* within the market area.

The site traffic volumes generated by Playa del Norte are expected to be heavily oriented to the freeway and to the north, as shown in the following table:

Approach Route	Percent of Total Site Traffic	
	Commercial	Residential
From the east via SR 202	40%	30%
From the south via Rural Road	25%	25%
From the west via SR 202	20%	25%
From the north via Rural Road	10%	15%
From the north via Miller Road	5%	5%
Total	100%	100%

Approximately 70 percent of the site traffic – whether generated by commercial or residential uses on the site – will likely be approaching from the north and therefore, making a left-turn into the site.

Approximately five percent of the site-generated traffic is expected to use the new Miller Road extension to enter and exit the site. This “back door” route is likely to attract only a limited number of vehicles, for the following reasons:

- The Miller Road outlet is located along a low-volume segment of Curry Road and will not be seen by many potential users. This limited visibility makes it more difficult for drivers to find out about this access route.
- The roadway capacity on Miller Road is restricted to one lane in each direction, due to the width of the existing freeway underpass.
- The Miller Road route requires drivers to travel for nearly one-half mile through an unattractive industrial area.

OFF-SITE ROADWAY IMPROVEMENTS

The development team and City staff have together developed a package of roadway improvements that will permit the development of the Playa del Norte site and mitigate its potential traffic impact on Rural Road. These improvements will also enhance access to properties located on the west side of Rural Road and allow for the eventual redevelopment of these parcels into more intense uses.

The traffic plan includes the following items:

- Miller Road will be extended south of Curry Road to provide access to the land south of SR 202. This extension, long planned by the City of Tempe, was anticipated at the time the freeway was built and a two-lane underpass was provided by ADOT so that the connection could easily be made. This new segment of Miller Road will be constructed as a fully-improved collector street with a three-lane cross-section (tapering down to two lanes at the underpass).
- South of the freeway underpass, Miller Road will continue along the northern border of the Playa del Norte site until it turns southward through the site and eventually connects to Rural Road (as Playa del Norte Drive) opposite Club Rio's southern driveway. Playa del Norte Drive will serve as the main entrance to the project.
- A new major intersection will be created on Rural Road at this main entrance. Rural Road will be widened to provide dual left turn lanes for the heavy volume of southbound traffic turning into the site at this location.¹ The existing raised median on Rural Road will be extended southward to eliminate potential turning conflicts within this left turn storage area. This will require development of joint access across the front of Club Rio, Audio Express, and U-Haul Storage, so that all left turns into and out of these properties can be made at the signalized intersection.
- Traffic signal control will be required to safely accommodate the anticipated turning movements at the new Rural Road/Playa del Norte Drive intersection. Signal timing and phasing should be coordinated with the existing signal at the SR 202 interchange, so that delays to through traffic on Rural Road can be minimized.

Two improvement districts – the Rural Road I.D. and the Miller Road I.D. – are currently being formed to finance the construction of these improvements. The projected schedule shows all of

¹ In order to properly align the lanes, dual left turn lanes will have to be provided for northbound traffic as well. However, the second of these lanes will be striped out until such time as the volume of traffic making the northbound-to-westbound movement warrants the additional storage capacity. This is not likely to occur until the west side is redeveloped with more intense uses.

the off-site improvements being completed and open to traffic by the end of 2004, so they will be available to accommodate the traffic generated by Phase 1 of Playa del Norte.

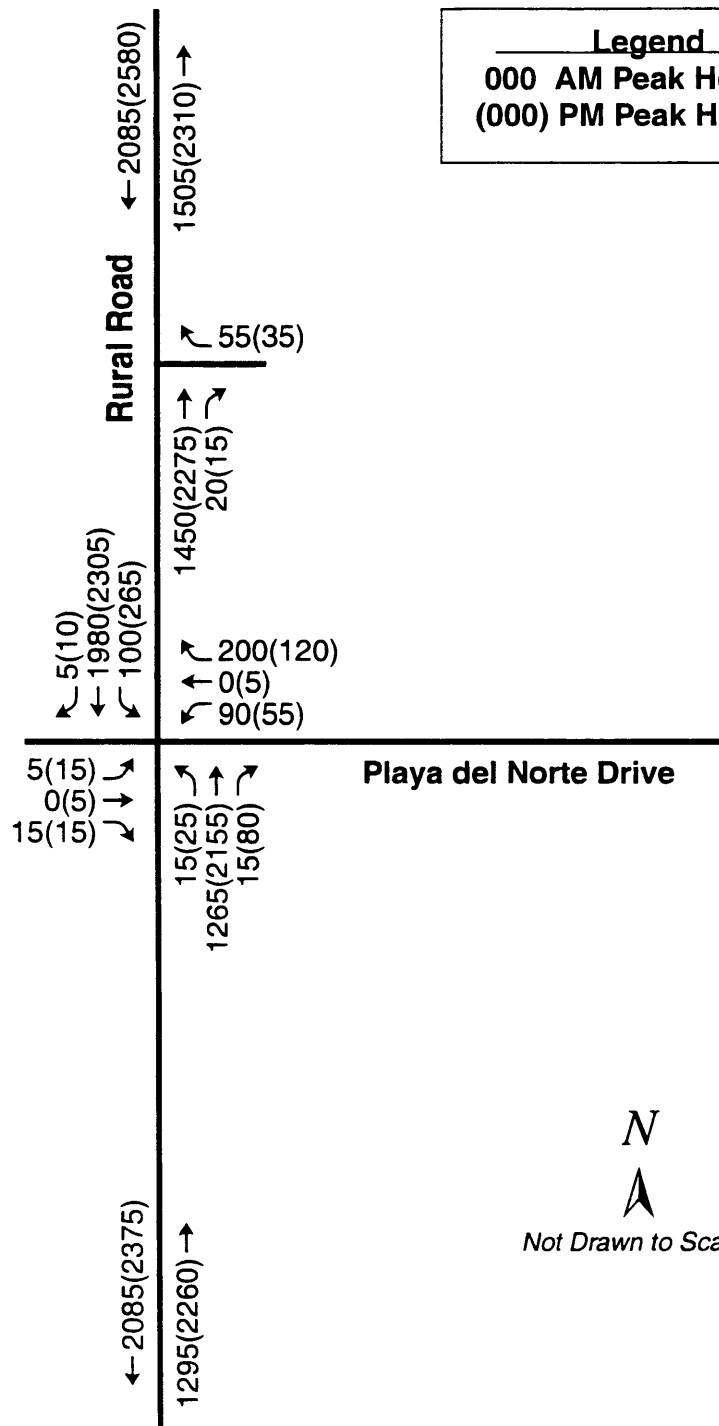
One additional roadway improvement may be constructed in the future. A connection under Rural Road to link the properties on the east and west sides of the street is shown on the current site plan for Playa del Norte. The actual feasibility of this connection has not yet been determined, however, so it has not been considered in this traffic analysis. If constructed in the future, this improvement would be funded by the property owners on both sides of the street, as they would both benefit from this connection.

FUTURE TRAFFIC CONDITIONS

Future conditions at the new Rural Road/Playa del Norte Drive intersection were analyzed using the planning analysis methodology presented in the new most recent (2000) edition of the *Highway Capacity Manual*, because detailed information regarding the future signal timing/phasing and traffic flow conditions – which is required for the HCM's operational analysis methodology – is unavailable at this time. The planning analysis methodology provides a broad-brush evaluation of intersection capacity, and the results are a general indicator of whether or not traffic congestion is likely to occur.

The HCM 2000 planning analysis methodology was used to analyze future traffic conditions for two target years – 2005 and 2025. For the purposes of this analysis, it was assumed that all Phase 1 development (In-and-Out Burger, Weststone, and Mondrian) would be completed and fully occupied by 2005 – even though 100-percent occupancy will not actually occur until at least 2006, or later. The 2025 analysis assumed full buildout of Playa del Norte, as currently planned.

Exhibit 4 shows the projected peak hour traffic volumes at the Rural Road/Playa del Norte intersection in 2005. These numbers reflect total traffic volumes – i.e., non-site traffic plus the additional traffic that would be generated by Phase 1 of Playa del Norte. The non-site traffic volumes on Rural Road were taken from counts made in November 1999 (as part of the initial planning for this project) at a time when approximately 54,000 vehicles per day passed by the site. Traffic on Rural Road has actually decreased since then, with the most recent City count (taken in 2002-03) showing only 45,500 vehicles per day. The higher volume was used in the



2005 PEAK HOUR VOLUMES (WITH PHASE I)

HEFFERNAN & ASSOCIATES

Exhibit

4

D13

analysis, however, in order to provide a "worst case" scenario. The number of vehicles shown turning into and out of the west leg of the intersection were derived from counts taken at each of the existing driveways on the west side of Rural Road in April 2002; these turning movements reflect a consolidation of the driveway volumes.

Exhibit 5 shows the projected peak hour volumes at the Rural Road/Playa del Norte Drive intersection in 2025; once again, these are total traffic volumes. The non-site (through) traffic volumes shown on Rural Road reflect a 10-percent increase over the 1999 counts in order to be consistent with MAG's forecast of 60,000 vehicles per day on this segment of Rural Road in the year 2025. Site-generated traffic (reflecting full buildout of the project) was then added to the non-site traffic to obtain the total traffic volumes shown in Exhibit 5.

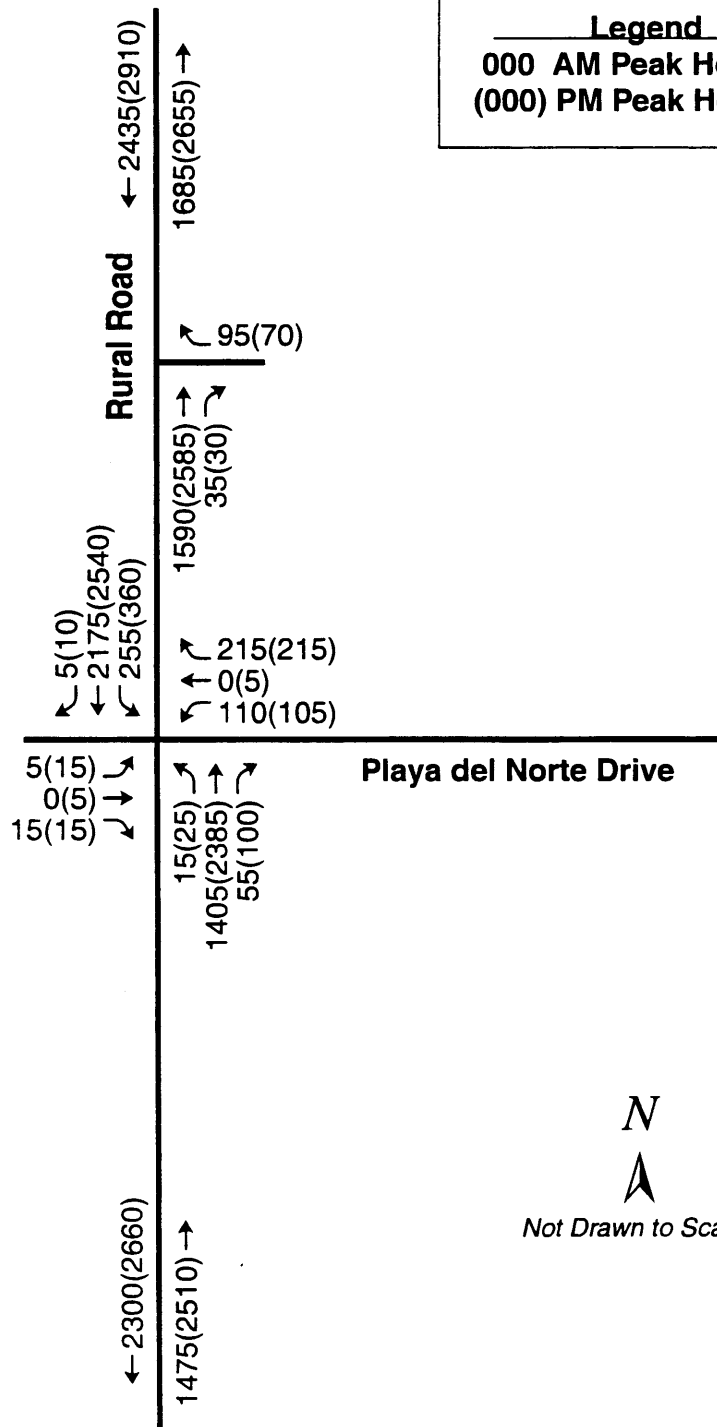
The results of the intersection capacity analyses (see Appendix) are summarized in the following table:

Year	AM Peak Hour		PM Peak Hour	
	V/C Ratio	Status	V/C Ratio	Status
2005	0.70	Under Capacity	0.80	Under Capacity
2025	0.76	Under Capacity	0.99	At Capacity

These results show that the proposed roadway improvements will provide enough capacity to accommodate the additional traffic that will be generated by development of the Playa del Norte project.

SUMMARY

The subject site has very limited access, due to its unique location between a lake and a freeway. Although the City had hoped to see much more intense development on the site, these access limitations must be acknowledged. The development team and City staff have produced a roadway improvement plan that will greatly improve site access and accommodate the additional traffic that will be generated by Playa del Norte, while still maintaining acceptable traffic flow along Rural Road.



2025 PEAK HOUR VOLUMES (WITH BUILDOUT)

HEFFERNAN & ASSOCIATES

Exhibit

5

DIS

APPENDIX:

CAPACITY ANALYSIS WORKSHEETS

2005 – AM Peak Hour

2005 – PM Peak Hour

2025 – AM Peak Hour

2025 – PM Peak Hour

HCS2000: Signalized Intersections Release 4.1c

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PLANNING ANALYSIS

Analyst: KZH
Intersection: Project's Main Entrance
Agency/Co.: Heffernan & Associates
Area Type: All other areas
Date Performed: 11/10/03
Jurisdiction: Tempe, AZ
Analysis Time Period: AM Peak Hour
Analysis Year: 2005 (with Phase 1)
Project ID: Playa del Norte
East/West Street North/South Street
Playa del Norte Drive Rural Road

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Num. Lanes	1	1	0	1	1	0	2	3	0	2	3	0
Volume	5	0	15	90	0	200	15	1265	15	100	1980	5
Parking		N			N			N			N	
Coord.		N			N			Y			Y	
LT Treat.	?			?			P			P		
Peak hour factor:	0.95			Area Type: All other areas								

LANE VOLUME WORKSHEET

	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
LEFT TURN MOVEMENT				
1. LT volume	5	90	15	100
2. Opposing mainline volume	200	15	1985	1280
3. Number of exclusive LT lanes	1	1	2	2
Cross Product [2] * [1]	1000	1350	29775	128000
Left Lane Configuration (E=Excl, S=Shrd):	E	E	E	E
Left Turn Treatment Type:	U	U	P	P
4. LT adjustment factor	1.000	1.000	0.920	0.920
5. LT lane vol	0	0	8	54
RIGHT TURN MOVEMENT				
Right Lane Configuration (E=Excl, S=Shrd)	S	S	S	S
6. RT volume	15	200	15	5
7. Exclusive lanes	0	0	0	0
8. RT adjustment factor	0.850	0.850	0.850	0.850

D17

9. Exclusive RT lane volume
10. Shared lane vol

18 235 18 6

THROUGH MOVEMENT

11. Thru volume 0 0 1265 1980
12. Parking adjustment factor 1.00 1.00 1.00 1.00
13. No. of thru lanes including shared 1 1 3 3
14. Total approach volume 18 235 1283 1986
15. Prop. of left turns in lane group 0.00 0.00 0.00 0.00
16. Left turn equivalence 1.70 1.40
17. LT adj. factor:
18. Through lane volume 18 235 428 662
19. Critical lane volume 18 235 428 662

Left Turn Check (if [16] > 3.5)

20. Permitted left turn sneaker capacity: 60 60
7200/Cmax

SIGNAL OPERATIONS WORKSHEET

Phase Plan Selection from Lane Volume Worksheet	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
Critical through-RT vol: [19]	18	235	428	662
LT lane vol: [5]	0	0	8	54
Left turn protection: (P/U/N)	U	U	P	P
Dominant left turn: (Indicate by '<')				<

Selection Criteria based on the
specified left turn protection

< Indicates the dominant left turn
for each opposing pair

Plan 1:	U	U	U	U
Plan 2a:	U	P	U	P
Plan 2b:	P	U	P	U
Plan 3a:	<P	P	<P	P
Plan 3b:	P	<P	P	<P
Plan 4:	N	N	N	N

Phase plan selected (1 to 4)

1 3b

Min. cycle (Cmin) 60

Max. cycle (Cmax) 120

Timing Plan

Value	EAST-WEST			NORTH-SOUTH		
	Ph 1	Ph 2	Ph 3	Ph 1	Ph 2	Ph 3
Movement codes	EWT			NSL	STL	NST
Critical phase vol [CV]	235	0	0	8	46	616
Critical sum [CS]	905					
CBD adjustment [CBD]	1.00					
Reference sum [RS]	1624					
Lost time/phase [PL]	4	0	0	4	0	4
Lost time/cycle [TL]	12					
Cycle length [CYC]	60.0					
Phase time	16.5	0.0	0.0	4.4	2.4	36.7
Critical v/c Ratio [Xcm]	0.70					
Status	Under capacity					

D18

HCS2000: Signalized Intersections Release 4.1c

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PLANNING ANALYSIS

Analyst: KZH
Intersection: Project's Main Entrance
Agency/Co.: Heffernan & Associates
Area Type: All other areas
Date Performed: 11/10/03
Jurisdiction: Tempe, AZ
Analysis Time Period: PM Peak Hour
Analysis Year: 2005 (with Phase 1)
Project ID: Playa del Norte

East/West Street
Playa del Norte Drive

North/South Street
Rural Road

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Num. Lanes	1	1	0	1	1	0	2	3	0	2	3	0
Volume	15	5	15	55	5	120	25	2155	80	265	2305	10
Parking		N			N			N			N	
Coord.		N			N			Y			Y	
LT Treat.	?			?			P			P		
Peak hour factor:	0.95			Area Type: All other areas								

LANE VOLUME WORKSHEET

EAST WEST NORTH SOUTH
BOUND BOUND BOUND BOUND

LEFT TURN MOVEMENT

1. LT volume	15	55	25	265
2. Opposing mainline volume	125	20	2315	2235
3. Number of exclusive LT lanes	1	1	2	2
Cross Product [2] * [1]	1875	1100	57875	592275

Left Lane Configuration (E=Excl, S=Shrd): E E E E
Left Turn Treatment Type: U U P P

4. LT adjustment factor	1.000	1.000	0.920	0.920
5. LT lane vol	0	0	14	144

RIGHT TURN MOVEMENT

Right Lane Configuration (E=Excl, S=Shrd)	S	S	S	S
6. RT volume	15	120	80	10
7. Exclusive lanes	0	0	0	0
8. RT adjustment factor	0.850	0.850	0.850	0.850

Dm

9. Exclusive RT lane volume
10. Shared lane vol

18 141 94 12

THROUGH MOVEMENT

11. Thru volume 5 5 2155 2305
12. Parking adjustment factor 1.00 1.00 1.00 1.00
13. No. of thru lanes including shared 1 1 3 3
14. Total approach volume 23 146 2249 2317
15. Prop. of left turns in lane group 0.00 0.00 0.00 0.00
16. Left turn equivalence 1.57 1.40
17. LT adj. factor:
18. Through lane volume 23 146 750 772
19. Critical lane volume 23 146 750 772

Left Turn Check (if [16] > 3.5)

20. Permitted left turn sneaker capacity: 60 60
7200/Cmax

SIGNAL OPERATIONS WORKSHEET

Phase Plan Selection from Lane Volume Worksheet	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
Critical through-RT vol: [19]	23	146	750	772
LT lane vol: [5]	0	0	14	144
Left turn protection: (P/U/N)	U	U	P	P
Dominant left turn: (Indicate by '<')				<

Selection Criteria based on the
specified left turn protection

Plan 1:	U	U	U	U
Plan 2a:	U	P	U	P
Plan 2b:	P	U	P	U
Plan 3a:	<P	P	<P	P
Plan 3b:	P	<P	P	<P
Plan 4:	N	N	N	N

< Indicates the dominant left turn
for each opposing pair

Phase plan selected (1 to 4)

1 3b

Min. cycle (Cmin) 60

Max. cycle (Cmax) 120

Timing Plan	Value	EAST-WEST			NORTH-SOUTH		
		Ph 1	Ph 2	Ph 3	Ph 1	Ph 2	Ph 3
Movement codes		EWT			NSL	STL	NST
Critical phase vol [CV]		146	0	0	14	130	750
Critical sum [CS]	1040						
CBD adjustment [CBD]	1.00						
Reference sum [RS]	1624						
Lost time/phase [PL]		4	0	0	4	0	4
Lost time/cycle [TL]	12						
Cycle length [CYC]	60.0						
Phase time		10.7	0.0	0.0	4.6	6.0	38.6
Critical v/c Ratio [Xcm]	0.80						
Status	Under capacity						

D20

HCS2000: Signalized Intersections Release 4.1c

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PLANNING ANALYSIS

Analyst: KZH
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Agency/Co.: Heffernan & Associates
Area Type: All other areas
Date Performed: 11/10/03
Jurisdiction: Tempe, AZ
Analysis Time Period: AM Peak Hour
Analysis Year: 2025 (with Buildout)
Project ID: Playa del Norte
East/West Street North/South Street
Playa del Norte Drive Rural Road

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Num. Lanes	1	1	0	1	1	0	2	3	0	2	3	0
Volume	5	0	15	110	0	215	15	1405	55	255	2175	5
Parking		N			N			N			N	
Coord.		N			N			Y			Y	
LT Treat.	?			?			P			P		
Peak hour factor:	0.95			Area Type: All other areas								

LANE VOLUME WORKSHEET

	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
LEFT TURN MOVEMENT				
1. LT volume	5	110	15	255
2. Opposing mainline volume	215	15	2180	1460
3. Number of exclusive LT lanes	1	1	2	2
Cross Product [2] * [1]	1075	1650	32700	372300
Left Lane Configuration (E=Excl, S=Shrd):	E	E	E	E
Left Turn Treatment Type:	U	U	P	P
4. LT adjustment factor	1.000	1.000	0.920	0.920
5. LT lane vol	0	0	8	139
RIGHT TURN MOVEMENT				
Right Lane Configuration (E=Excl, S=Shrd)	S	S	S	S
6. RT volume	15	215	55	5
7. Exclusive lanes	0	0	0	0
8. RT adjustment factor	0.850	0.850	0.850	0.850

D₂₁

10. Shared lane vol	18	253	65	6
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11. Thru volume	0	0	1405	2175
12. Parking adjustment factor	1.00	1.00	1.00	1.00
13. No. of thru lanes including shared	1	1	3	3
14. Total approach volume	18	253	1470	2181
15. Prop. of left turns in lane group	0.00	0.00	0.00	0.00
16. Left turn equivalence	1.72	1.40		
17. LT adj. factor:				
18. Through lane volume	18	253	490	727
19. Critical lane volume	18	253	490	727

20. Permitted left turn sneaker capacity: 60 60
7200/Cmax

Phase Plan Selection from Lane Volume Worksheet	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
Critical through-RT vol: [19]	18	253	490	727
LT lane vol: [5]	0	0	8	139
Left turn protection: (P/U/N)	U	U	P	P
Dominant left turn: (Indicate by '<')				<

Plan 1:	U	U	U	U
Plan 2a:	U	P	U	P
Plan 2b:	P	U	P	U
Plan 3a:	<P	P	<P	P
Plan 3b:	P	<P	P	<P
Plan 4:	N	N	N	N

Plan 3a:	<P	P	<P	P
Plan 3b:	P	<P	P	<P
Plan 4:	N	N	N	N

1 3b

Max. cycle (C_{max}) 120

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HCS2000: Signalized Intersections Release 4.1c

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PLANNING ANALYSIS

Analyst: KZH
Intersection: Project's Main Entrance
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Date Performed: 11/10/03
Jurisdiction: Tempe, AZ
Analysis Time Period: PM Peak Hour
Analysis Year: 2025 (with Buildout)
Project ID: Playa del Norte
East/West Street North/South Street
Playa del Norte Drive Rural Road

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Num. Lanes	1	1	0	1	1	0	2	3	0	2	3	0
Volume	15	5	15	105	5	215	25	2385	100	360	2540	10
Parking		N			N			N			N	
Coord.		N			N			Y			Y	
LT Treat.	?			?			P			P		
Peak hour factor:	0.95			Area Type: All other areas								

LANE VOLUME WORKSHEET

	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
LEFT TURN MOVEMENT				
1. LT volume	15	105	25	360
2. Opposing mainline volume	220	20	2550	2485
3. Number of exclusive LT lanes	1	1	2	2
Cross Product [2] * [1]	3300	2100	63750	894600
Left Lane Configuration (E=Excl, S=Shrd):	E	E	E	E
Left Turn Treatment Type:	U	U	P	P
4. LT adjustment factor	1.000	1.000	0.920	0.920
5. LT lane vol	0	0	14	196
RIGHT TURN MOVEMENT				
Right Lane Configuration (E=Excl, S=Shrd)	S	S	S	S
6. RT volume	15	215	100	10
7. Exclusive lanes	0	0	0	0
8. RT adjustment factor	0.850	0.850	0.850	0.850

D23

9. Exclusive RT lane volume				
10. Shared lane vol	18	253	118	12

THROUGH MOVEMENT

11. Thru volume	5	5	2385	2540
12. Parking adjustment factor	1.00	1.00	1.00	1.00
13. No. of thru lanes including shared	1	1	3	3
14. Total approach volume	23	258	2503	2552
15. Prop. of left turns in lane group	0.00	0.00	0.00	0.00
16. Left turn equivalence	1.73	1.40		
17. LT adj. factor:				
18. Through lane volume	23	258	834	851
19. Critical lane volume	23	258	834	851

```

Left Turn Check (if [16] > 3.5)
20. Permitted left turn sneaker capacity:      60      60
      7200/Cmax

```

SIGNAL OPERATIONS WORKSHEET

Phase Plan Selection from Lane Volume Worksheet	EAST BOUND	WEST BOUND	NORTH BOUND	SOUTH BOUND
Critical through-RT vol: [19]	23	258	834	851
LT lane vol: [5]	0	0	14	196
Left turn protection: (P/U/N)	U	U	P	P
Dominant left turn: (Indicate by '<')				<

Plan 1:	U	U	U	U
Plan 2a:	U	P	U	P
Plan 2b:	P	U	P	U
Plan 3a:	<P	P	<P	P
Plan 3b:	P	<P	P	<P
Plan 4:	N	N	N	N

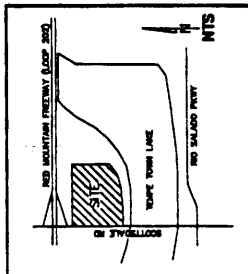
Phase plan selected (1 to 4) 1 3b

Max. cycle (C_{max}) 120

Timing Plan	Value	EAST-WEST			NORTH-SOUTH		
		Ph 1	Ph 2	Ph 3	Ph 1	Ph 2	Ph 3
Movement codes		EWT			NSL	STL	NST
Critical phase vol [CV]		258	0	0	14	182	834
Critical sum [CS]	1288						
CBD adjustment [CBD]	1.00						
Reference sum [RS]	1624						
Lost time/phase [PL]		4	0	0	4	0	4
Lost time/cycle [TL]	12						
Cycle length [CYC]	60.0						
Phase time		13.6	0.0	0.0	4.5	6.8	35.1
Critical v/c Ratio [Xcm]	0.99						
Status	At capacity						

D24

A PORTION OF THE NORTHWEST QUARTER OF
SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY ARIZONA



A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE 6TH AND 5TH WEST RANGES AND MONTANA COUNTY, MONTANA, MORE

[illegible]

W AND B CAPITAL GROUP L.L.C.
7600 EAST DOUBLETREE RANCH ROAD
SUITE 150
SCOTTSDALE, ARIZONA 85258

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND MERRILL, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY CONTROL MAP.

[illegible]

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

[illegible]

IN THIS DAY OF _____ 2000 BEFORE ME THE
 COUNTY OF MARICOPA
 STATE OF ARIZONA
) ss.
)

LOT 1 = 70.861 SQUARE FEET OR 1.6267 ACRES
LOT 2 = 70.823 SQUARE FEET OR 1.6215 ACRES
LOT 3 = 70.929 SQUARE FEET OR 1.6203 ACRES
LOT 4 = 113.577 SQUARE FEET OR 2.6156 ACRES
LOT 5 = 384.913 SQUARE FEET OR 8.1913 ACRES
LOT 6 = 163.133 SQUARE FEET OR 3.4408 ACRES
ROADWAY = 115.148 SQUARE FEET OR 2.6562 ACRES
TOTAL = 882.608 SQUARE FEET OR 20.2726 ACRES

1. JOSEPH A. BRANDEL, FOREST CUSTODY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF SIXTEEN CORRECTIONS REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2011 THAT THE PLAT IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TULSA,
ARIZONA ON THIS _____ DAY OF _____ 2001

_____ MAYOR _____ DATE
 _____ CITY CLERK _____ DATE
 _____ CITY ENGINEER _____ DATE
 _____ BOARD PRESIDENT _____ DATE

1

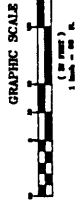
1001

8

SHEET 1 OF 2

1

FINAL PLAT
OF
"PLAYA DEL NORTE"
A PORTION OF THE NORTHWEST QUARTER OF
SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY ARIZONA

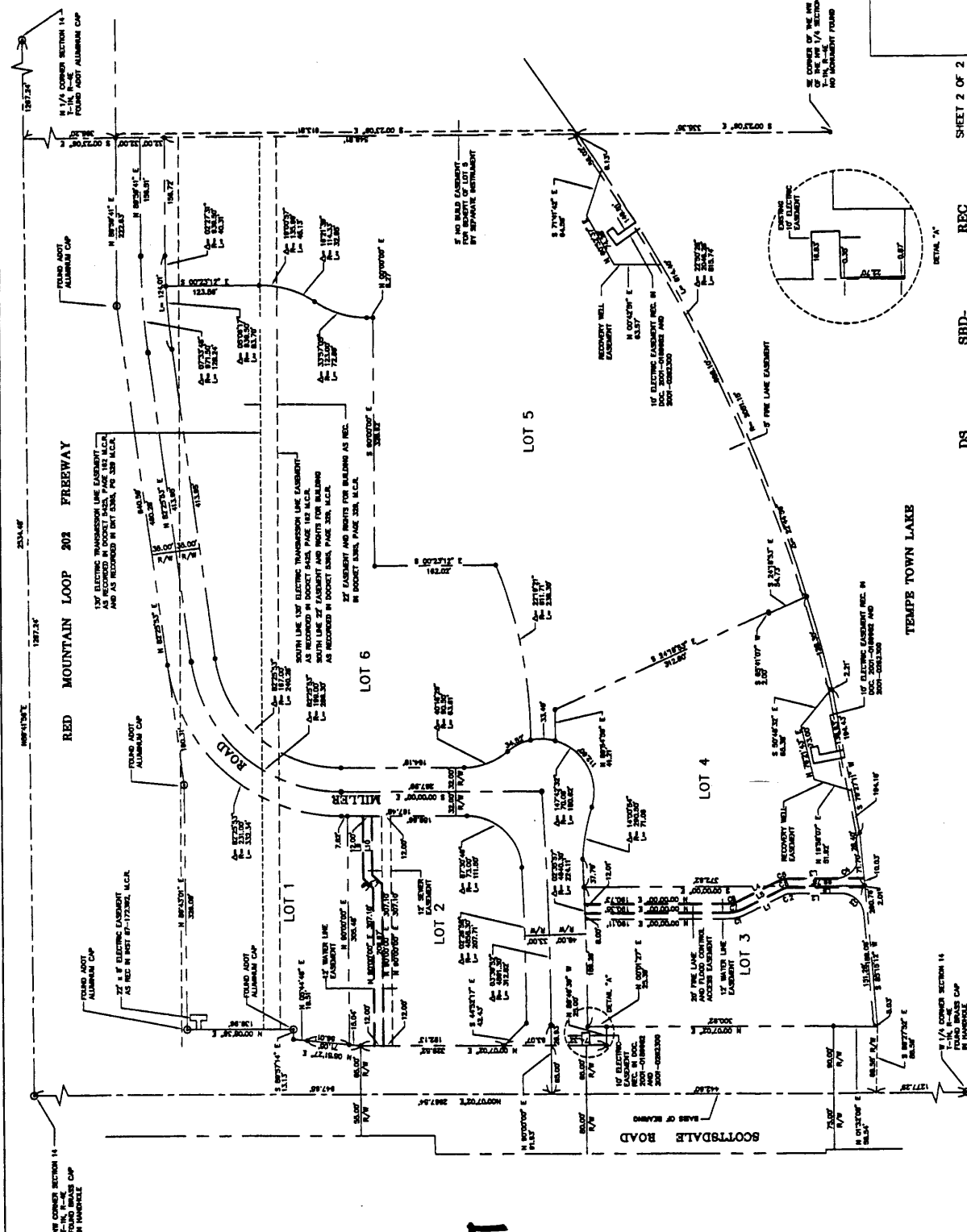
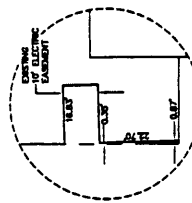


LINE	LENGTH	BEARING
1	60.00	S 89° 25' 30" E
2	100.00	S 89° 25' 30" E
3	60.00	S 89° 25' 30" E
4	60.00	S 89° 25' 30" E
5	60.00	S 89° 25' 30" E
6	60.00	S 89° 25' 30" E
7	60.00	S 89° 25' 30" E
8	60.00	S 89° 25' 30" E
9	60.00	S 89° 25' 30" E
10	60.00	S 89° 25' 30" E
11	60.00	S 89° 25' 30" E
12	60.00	S 89° 25' 30" E
13	60.00	S 89° 25' 30" E
14	60.00	S 89° 25' 30" E
15	60.00	S 89° 25' 30" E
16	60.00	S 89° 25' 30" E
17	60.00	S 89° 25' 30" E
18	60.00	S 89° 25' 30" E
19	60.00	S 89° 25' 30" E
20	60.00	S 89° 25' 30" E

CURVE	LENGTH	RADIUS
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
9	100.00	100.00
10	100.00	100.00
11	100.00	100.00
12	100.00	100.00
13	100.00	100.00
14	100.00	100.00
15	100.00	100.00
16	100.00	100.00
17	100.00	100.00
18	100.00	100.00
19	100.00	100.00
20	100.00	100.00

LEGEND
 • MASS CAP TO BE SET WITH
 ROADWAY CONSTRUCTION
 ○ FOUND MASS CAP SURVEY
 MONUMENT AS NOTED
 * SET 1/2" NEAR WITH TAG
 IS 20048 UNLESS OTHERWISE
 NOTED
 --- SUBDIVISION BOUNDARY
 --- EASEMENT LINE
 --- FRONT-OF-WAY
 --- RECORDED
 --- MEASURED

THE CORNER OF THE NW 1/4
 OF THE NW 1/4 SECTION 14
 IS 194.8'-0" E
 NO MONUMENT FOUND



BRAD AUERCH & ASSOCIATES, INC.
 CIVIL ENGINEERS
 1100 S. GILBERT ROAD
 TOLSON, ARIZONA 85343
 PHONE (602) 998-0000
 FAX (602) 998-0001
 E-MAIL: BRAD@BAURCH.COM
 BRAD A. AUERCH, P.E.
 CHRISTOPHER E. AUERCH, P.E.

DATE: 11-11-03
 SCALE: 1"=50'
 DRAWN BY: JGD
 CHECKED BY: JGD
 SHEET 2 OF 2

PLAYA DEL NORTE

PRELIMINARY PLANNED AREA DEVELOPMENT FOR PLAYA DEL NORTE

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NUMBER

SPR03121

PROJECT NAME

PLAYA DEL NORTE

PROJECT ADDRESS

179 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

SUBMITTED BY

GAMMAGE AND BURNHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, AZ 85004
(602) 256-4422
CONTACT: STEPHEN ANDERSON,
MANJULA VAZ

ZONING

M G (PROPOSED)

PROJECT DATA

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	F.A.R.	LOT COVERAGE	LAND USE	BLDG AREA #	HEIGHT (STORIES)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
LOT 1	-	IN-AND-OUT BURGER	1.628 AC	0.04	4%	RESTAURANT	3,187 SF	1	52	91	10	10	20%	23%
LOT 2	-	OFFICE/RETAIL/PAD	1.611 AC	0.26	14%	OFF./RETAIL/REST.	18,500 SF	2	114	114	14	14	20%	20%
LOT 3	-	PAD	1.621 AC	0.11	11%	RESTAURANT	8,000 SF	1	107	109	16	16	20%	20%
LOT 4	-	WESTSTONE	2.616 AC	2.02	51%	CONDOS	230,316 SF	4	248	224 (2/UNIT)	112	45	30%	43%
LOT 5	-	MONDRIAN	8.191 AC	2.08	49%	APTS/CONDOS	742,194 SF	4-12	1089	1064-28 (UNIT)	543	120	30%	11%
LOT 6	-	OFFICE	4.438 AC	0.47	15%	OFFICE	90,000 SF	3	360	454 (5/1000)	36	36	20%	20%
ROW	-	-	2.670 AC	-	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	22.775 AC	-	-	-	-	-	-	-	-	-	-	-

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.

SIGNED THIS ____ DAY OF ____, 2003
BY ____ AS ____ OF ____

PLAYA DEL NORTE, LLC
7600 E. DOUBLTREE RANCH RD.
SUITE 150
SCOTTSDALE, AZ 85258

OWNER / DEVELOPER

PLAYA DEL NORTE, LLC
7600 E. DOUBLTREE RANCH RD.
SUITE 150
SCOTTSDALE, AZ 85258
(602) 224-0400
(602) 224-5030 FAX
CONTACT: BRAD WILDE
ROBERTA BARRETT

ARCHITECT

BUTLER DESIGN GROUP
5555 E. VAN BUREN
SUITE 215
PHOENIX, AZ 85008
(602) 957-1800
(602) 957-7722 FAX
CONTACT: RICK BUTLER,
TODD LAWRENCE

ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE
FORTHGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS ____ DAY OF ____, 2003, AS

PLAYA DEL NORTE, LLC OWNER
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES ____

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
DAY OF ____, 2003.

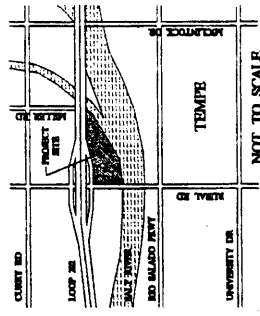
BY: ____ MAYOR, DATE: ____

ATTEST: ____ CITY CLERK, DATE: ____

BY: ____ CITY ENGINEER, DATE: ____

BY: ____ DEVELOPMENT SERVICES MANAGER, DATE: ____

LOCATION MAP



GENERAL NOTES

USE PERMITS
1. ALLOW OUTSIDE DINING

VARIANCES

1. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENT FOR LOTS 4 & 5
2. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING FOR LOTS 4 & 5
3. WAIVE R.V. PARKING REQUIREMENT FOR LOTS 4 & 5
4. REDUCE REQUIRED MINIMUM BICYCLE SPACES FOR LOTS 2, 3, 4 & 5
5. REDUCE REQUIRED MINIMUM PARKING SPACES FOR LOTS 4 & 5

NOV 14 2003

PAGE 1 OF 3



Butler Design Group
Architects & Planners
8888 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
Phone: 602-957-1800
Fax: 602-957-7722

SPD 2003 - 90 DS REC

SPD 2003 - 90 DS

REC

SPD 2003 - 90 DS

PRELIMINARY PLANNED AREA DEVELOPMENT FOR PLAYA DEL NORTE

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CONDITIONS OF
APPROVAL

SPD

BENCHMARK

City of Tempe Vertical Datum. Top of Brass Cap located at Rural Road
and Rio Salado Intersection Elevation=1162.52 (COT BM#503)

LEGAL DESCRIPTION

A parcel of land being a portion of the Northwest quarter of Section 14 Township 1 North
Range 4 East and Salt River Base and Meridian, Maricopa County Arizona, more
particularly described as follows:

COMMENCING at a brass cap in a hand hole being the West quarter corner of said Section
14, from which the Northwest corner of said Section 14, being a brass cap in a hand hole at the
intersection of Rural Road and Curry Road, bears North 0° 07' 02" East, a distance of 1,267.52 feet,

THENCE North 0° 07' 02" East, along the West line of the Northwest quarter of said Section 14,
a distance of 1,277.29 feet;

THENCE South 88° 27' 52" East, a distance of 88.58 feet to the POINT OF BEGINNING;

THENCE North 01° 32' 08" East, a distance of 58.54 feet to a point 98.00 feet East of the West
line of said Northwest quarter;

THENCE North 0° 07' 02" East, parallel with and 98.00 feet East of said West line, a distance of
306.92 feet;

THENCE North 89° 49' 35" West, a distance of 23.00 feet to a point 65.00 feet East of the West
line of said Northwest quarter;

THENCE North 0° 07' 02" East, parallel with and 65.00 feet East of said West line, a distance of
329.52 feet;

THENCE North 05° 51' 27" East, a distance of 71.03 feet;

THENCE North 05° 44' 48" East, a distance of 18.51 feet;

THENCE South 89° 57' 14" East, a distance of 13.13 feet, to a closed Arizona Department of
Transportation, (ADOT) abutment cap;

THENCE North 00° 00' 38" East, a distance of 119.96 feet, to a found ADOT abutment cap,
said point being on the South right-of-way line of the Red Mountain Freeway;

THENCE North 89° 43' 01" East, along said South right-of-way line, a distance of 734.09 feet, to
a found ADOT abutment cap;

THENCE North 82° 23' 53" East, along said South right-of-way line, a distance of 448.59 feet, to
a found ADOT abutment cap;

THENCE North 89° 59' 41" East, along said South right-of-way line, a distance of 222.63 feet to
a point on the East line of the Northwest quarter of the Northwest quarter of said Section 14;

THENCE South 89° 23' 06" East, along said East line, a distance of 613.81 feet to a point on a non
surveyed creek, being a distance of 2,031.15 feet, a radial line of said curve through said point
bears South 55° 41' 21" East;

THENCE Southwesterly and Westerly, along the arc of said curve, through a central angle of
22° 44' 56" for an arc distance of 814.46 feet;

THENCE South 79° 27' 11" West, a distance of 194.43 feet;

THENCE South 85° 15' 12" West, a distance of 240.76 feet, to the POINT OF BEGINNING.

Containing an area of 992.081 square feet or 22.7750 acres more or less.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION
14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY
CONTROL MAP.

SAID BEARING = NORTH 00° 07' 02" EAST

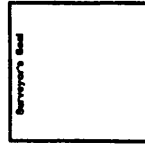
FLOOD ZONE

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY
LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE
FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C
2170 F, DATED JULY 19, 2001. ZONE "SHADED X" IS
DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD AREAS
OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR
FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

CERTIFICATION

L. JOSEPH J. BRAHM, HEREBY CERTIFY THAT I AM A
REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA,
THAT THE INFORMATION CONTAINED WITHIN THE PARCEL
DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO
THE BEST OF MY KNOWLEDGE AND BELIEF.



JOSEPH J. BRAHM
ARIZONA REGISTRATION NUMBER 26049

PAGE 2 OF 3

NOV 08 2003

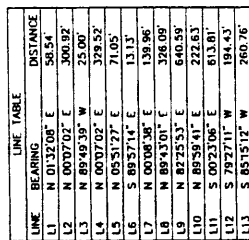
SPD

Architect's Seal



Butler Design Group
Architects & Planners
2604 East Van Buren St.
Suite 200
Phoenix, Arizona 85006
Phone: 602-957-8000
Fax: 602-957-7722

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE		
CURVE	DELTA	RADIUS ARC
C1	22°44'56"	2051.15' 814.40'

PROJECT DATA

[illegible]

MAY 13 2009
 PAGE 3 OF 3
 PAGES 23



Architect's Seal



**Butler Design Group
Architects & Planners**
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008

SPD 2003 - 90 DS REC

SPD 2003 - 90 DS

REC

602-667-1900
602-667-7722

In-N-Out Burger Design Review Narrative

The In-N-Out Burger site, located at the northwest corner of the Playa Del Norte development, has been designed to allow for optimal vehicular circulation with the balance of the development. A single access drive has been located off of Playa Del Norte Drive, reducing the possibility of conflict for vehicles circulating within the development and entering or exiting the In-N-Out Burger site. On-site circulation has been achieved utilizing a 292-foot dedicated drive-through lane and additional parking stalls beyond what is required by the Zoning Ordinance. The longer drive-through lane will alleviate automobiles waiting for drive-through service from blocking patrons who are attempting to enter or exit the site. The additional parking stalls will also help to avoid congestion, as In-N-Out Burger has achieved a level of popularity in the Valley that often leads to crowded parking lots.

The design objective for the In-N-Out Burger was to compliment the prominent focal point for the Playa Del Norte development, the Mondrian Apartments. This has been achieved by designing a modern store that differs from any other In-N-Out Burger in the greater Phoenix area. The store's design utilizes hard lines and right angles, with a color scheme consisting of bold colors including red and purple, as well as a split face veneer that alternates between dark and light courses.

007 08 2003

H

November 13, 2003

Dee Dee Kimbrell
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85281

**RE: Playa Del Norte, In-N-Out Burger
Final PAD/DRB Submittal**

Ms. Kimbrell,

On behalf of In-N-Out Burger, L.E.A.D.S., Inc. has prepared for your review and approval the Final PAD and Design Review package for the proposed In-N-Out Burger at the Playa Del Norte Development. Based on initial Staff and RRC Board comments the final design of the site has undergone several revisions since last reviewed by your department.

The following revisions have been made to the Site plan:

- The northern landscape setback, along the Loop 202 frontage has been increased from 3' to 18' (15' required).
- The southern landscape setback, adjacent to Lot 2 of the Playa Del Norte Development, has been reduced from 10' to 4' (0' required) in order to allow for the increase of the northern landscape setback.
- The eastern landscape setback, adjacent to the future alignment of Playa Del Norte Drive has been increased from 10' to 25' (25' required).
- The building footprint has been revised, eliminating the canopies that covered the drive-through and the front of the building. This change was made in order to accommodate the Building Safety requirement that all structures be located more than 10' from any property line. The elimination of the canopies also assisted in allowing for the increase of the landscape setback along the 202 frontage.
- The square footage of the building was reduced to 3,187 square feet.
- The building was relocated approximately 9' to the south in order to allow for the enhanced landscape setback along the 202 frontage.
- Eight parking stalls were removed in order to compensate for the previously mentioned landscape setback enhancements.
- Accessible pedestrian pathways have been located to both Rural Road and Playa Del Norte Drive.
- The trash enclosure was relocated to the north in order to be accessible from the fire route
- The trash enclosure design was revised in order to match the Tempe standard detail for restaurant trash enclosures.
- The number of required bike racks have been doubled from five to ten in order to meet the ASU commuter requirements.
- The access drive off of Playa Del Norte was relocated to the north to allow emergency vehicles to exit the site.
- Decorative paving was added to the access drive from Playa Del Norte Drive drive.
- The access drive was widened from 30' to 35' in order to help avoid bottlenecking at the entrance to the site.

Real Estate Services

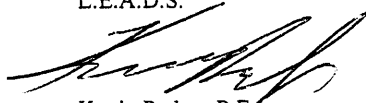
Entitlements &
Permit Processing

Land Planning

Civil Engineering

Thank you for your on-going assistance with this project. Please do not hesitate to contact L.E.A.D.S. with any questions regarding this application.

Sincerely,
L.E.A.D.S.



Kevin Parker, P.E.
Principal

NOV 14 2003

602/254/2600

602/254/1700

411 N. Central Avenue

Suite 570

Phoenix, AZ 85004

www.LEADSinc.com

H₁

In/Out Site Information

ZONING:

ZONED:

MU-4

SITE:

IN-N-OUT

70,686 SQ. FT. OR 1.62 ACRES

BUILDING:

IN-N-OUT

^{3,187}
~~3,220~~ SQ. FT.

PARKING:

REQUIRED INDOOR
REQUIRED OUTDOOR
REQUIRED TOTAL

(1 PER 75) = 44
(1 PER 4 CHAIRS) = 8
52

PROVIDED

102

ACCESSIBLE PARKING REQUIRED
ACCESSIBLE PARKING PROVIDED

4
4

LANDSCAPE:

LANDSCAPE ON-SITE

27.7 % (USE NET SITE FOR % CALCULATIONS)

SETBACKS:

SETBACKS PROVIDED
FRONT 10

STREET SIDE 25

OCT 08 2003

FINAL PLANNED AREA DEVELOPMENT FOR IN-N-OUT BURGER

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NUMBER

SPD03121

PROJECT NAME

PLAYA DEL NORTE

PROJECT ADDRESS

179 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

SUBMITTED BY

GAMMAGE AND BURNHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, AZ 85004
(602) 254-4422
(602) 254-4175 FAX
CONTACT: STEPHEN ANDERSON,
MANJULA VAZ

ZONING

M/G (PROPOSED)

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2003
BY _____ AS _____ OF _____

PLAYA DEL NORTE, LLC
7600 E. DOUBLTREE RANCH RD.
SUITE 150
SCOTTSDALE, AZ 85258

OWNER / DEVELOPER

IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
(626) 338-9173
CONTACT: RAYMUND VILLANUEVA

PROJECT MANAGER

L.E.A.D.S. INC.
4111 NORTH CENTRAL AVENUE #570
PHOENIX, ARIZONA 85004
(602) 254-2600
(602) 254-1700 FAX
CONTACT: KEVIN PARKER

ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 2003
BY _____ AS _____

PLAYA DEL NORTE, LLC OWNER,
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL, OF THIS
DAY OF _____, 2003.

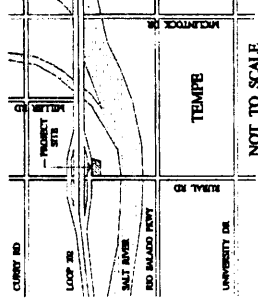
BY: _____ MAYOR _____ DATE: _____

ATTEST: _____ CITY CLERK _____ DATE: _____

BY: _____ CITY ENGINEER _____ DATE: _____

BY: _____ DEVELOPMENT SERVICES MANAGER _____ DATE: _____

LOCATION MAP



GENERAL NOTES

- USE PERMIT
1. ALLOW OUTDOOR DINING
 2. VARIANCES
 3. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENT FOR LOTS 4 & 5
 4. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING FOR LOTS 4 & 5
 5. WAIVE RV PARKING REQUIREMENT FOR LOTS 4 & 5
 6. REDUCE REQUIRED MINIMUM BICYCLE SPACES FOR LOTS 2, 3, 4 & 5
 7. REDUCE REQUIRED MINIMUM PARKING SPACES FOR LOTS 4 & 5

NOV 14 2003

PAGE 1 OF 2



L.E.A.D.S.
Land Entitlement And Development Services, Inc.
4111 N. Central Avenue, Suite 570
Phoenix, Arizona 85004
402 254 1700 Phone 402 254 1700 Fax
E-mail: Lead-az@LEADSinc.com

SPD _____ DS _____ REC _____

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROVIDE

① P.A.C. SITE PLAN

SPD _____ DS _____ REC _____

PAGE 2 OF 2



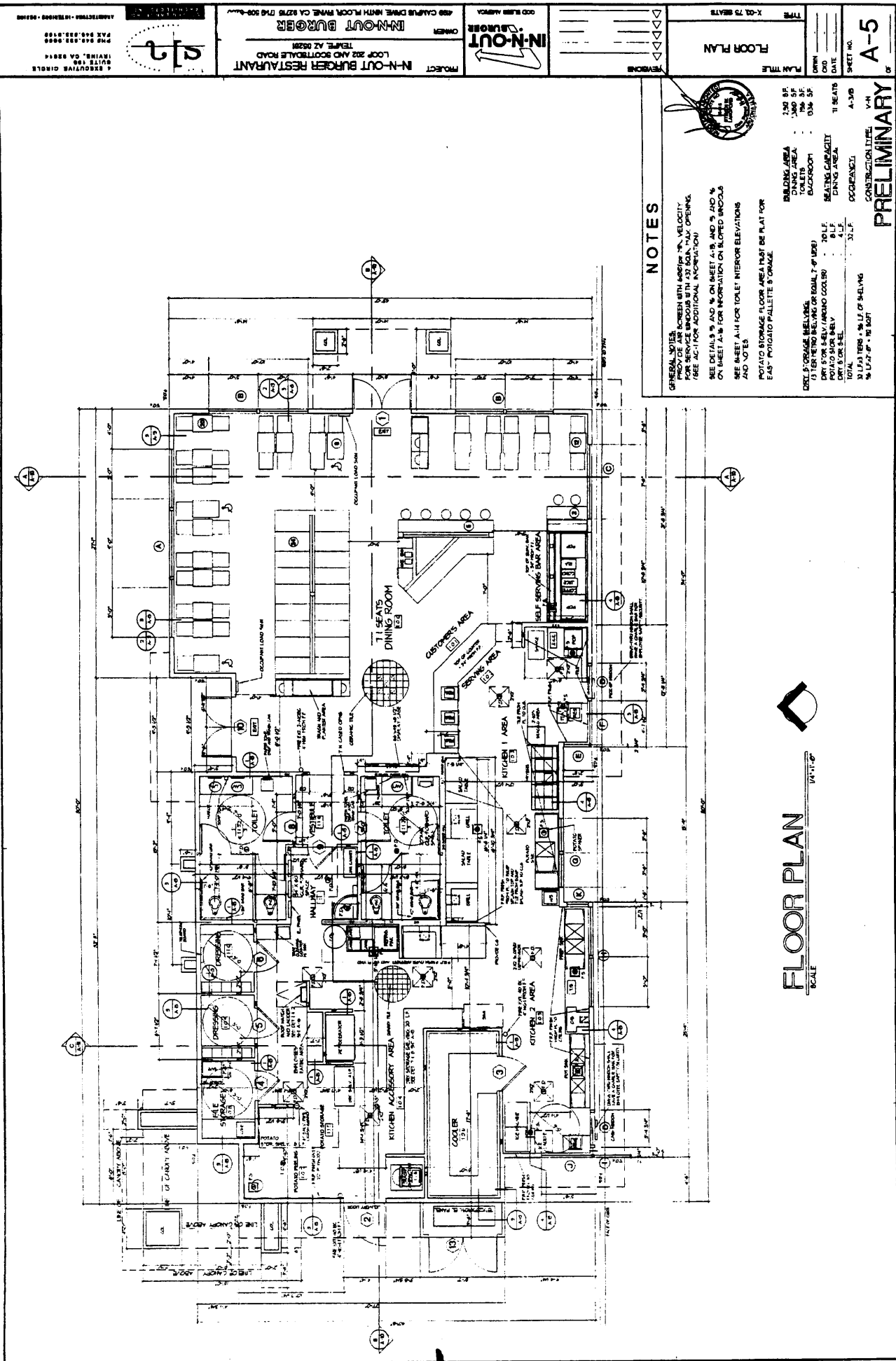
L.E.A.D.S.[®]
Land Entitlement And Development Services, Inc.
411 N. Central Avenue, Suite 170

411 N. Central Avenue, Suite 310
Phoenix, Arizona 85004
602.254.2600 Phone 602.254.1700 Fax
E-mail: Leads-ar@LEADSinc.com

REC-

SD

SPD



NOTES

GENERAL NOTES:
 1. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 2. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 3. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 4. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 5. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 6. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 7. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 8. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 9. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.
 10. SEE SHEET A-1 FOR TOILET INTERIOR ELEVATIONS AND NOTES.

BUILDING AREA	1,200 S.F.
DINING AREA	1,000 S.F.
KITCHEN	300 S.F.
BACKSTAGE	100 S.F.
TOILET	10 S.F.
REST AREA	10 S.F.
STORAGE	10 S.F.
TOTAL	1,620 S.F.

DECK STORAGE (ELEVATION)	10 S.F.
10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.
10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.
10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.
10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.
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10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.
10 TERRACE (ELEVATION OR EQUAL, 7' x 10')	70 S.F.

CONSTRUCTION TYPE	VAN
SHEET NO.	A-5
DATE	NOV 14 2003
PROJECT	N-N-OUT BURGER RESTAURANT
OWNER	IN-N-OUT BURGER
ARCHITECT	ARCHITECTS - 1000000 - 000000

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PRELIMINARY

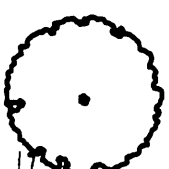
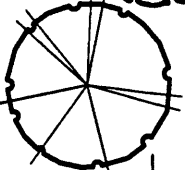
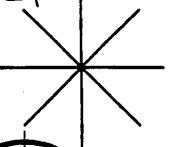
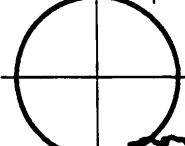

1. STREET NUMBERS SHALL BE 12" HIGH NUMBERS TO BE ALUMINUMED IN CONTRASTING COLOR TO BACK AND BUILDINGS AND BE LOCATED AT THE NORTH, SOUTH, AND WEST ELEVATIONS
2. WEEP SCREED AT TOP OF WALL TO COMPLY WITH CHAPTER 91 (777)
3. THERE SHALL BE NO BUILDINGS OVERLOOKS
4. THERE SHALL BE NO DEMONSTRATIONS, OVERLOOKS, ROOF UPRATING ETC.
5. BUILDING ENTRANCE MUST BE AT LEAST 5' IN 12' FOOT-CANDELES WITHIN A 5' RADIUS











K

PRELIMINARY LA.)SCAPE LEGEND

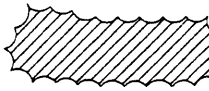
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES	Size
	<i>Cercidium 'Hybrid'</i> <i>Desert Museum Palo Verde</i> 24" & 36" Box Multi
	<i>Ulmus parvifolia</i> <i>Evergreen Elm</i> 24" Box std.
	<i>Washingtonia robusta</i> <i>Mexican Fan Palm</i> 25' trunk feet, with crossing trunks, skinned to frond ball
	<i>Acacia salicina</i> <i>Willow Acacia</i> 24" Box std.
	<i>Dalbergia sissoo</i> <i>Sissoo Tree</i> 24" Box std.

SHRUBS/ACCENTS

	<i>Ruellia penninsularis</i> <i>Baja Ruellia</i> 5 Gallon
	<i>Caesalpinia mexicana</i> <i>Mexican bird of Paradise</i> 5 Gallon
	<i>Leucophyllum sp.</i> <i>Texas Sage</i> 5 Gallon
	<i>Eremophylla "valentine"</i> <i>Valentine Bush</i> 5 Gallon
	<i>Cassia phylodinia</i> <i>Silver Leaf Cassia</i> 5 Gallon
	<i>Hesperaloe parviflora</i> <i>Red Yucca</i> 5 Gallon
	<i>Yucca aloifolia</i> <i>Spanish Dagger</i> 5 Gallon
	<i>Dasyllirion sp.</i> <i>Desert Spoon</i> 5 Gallon

GROUNDCOVERS

	<i>Lantana montevidensis</i> <i>New Gold and</i> <i>Purple Trailing Lantana</i> 5 Gal. 50/50 Mix triangular spacing
---	---

OCT 07 2008

L1

L.E.A.D.S.
Land Eutement And Development Services, Inc.

4111 N. Central Expressway, Suite 170
Phoenix, Arizona 85004
602.254.1700 Fax
E-mail: Lead@leds.com



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LOOP 202 & RURAL ROAD
TEMPE, AZ 85281

REVISIONS

CHECKED BY: A. PARKER
DRAWING BY: W. SUEH-ARA
DATE: 09/03
APP. NUMBER: IN0006
TITLE:

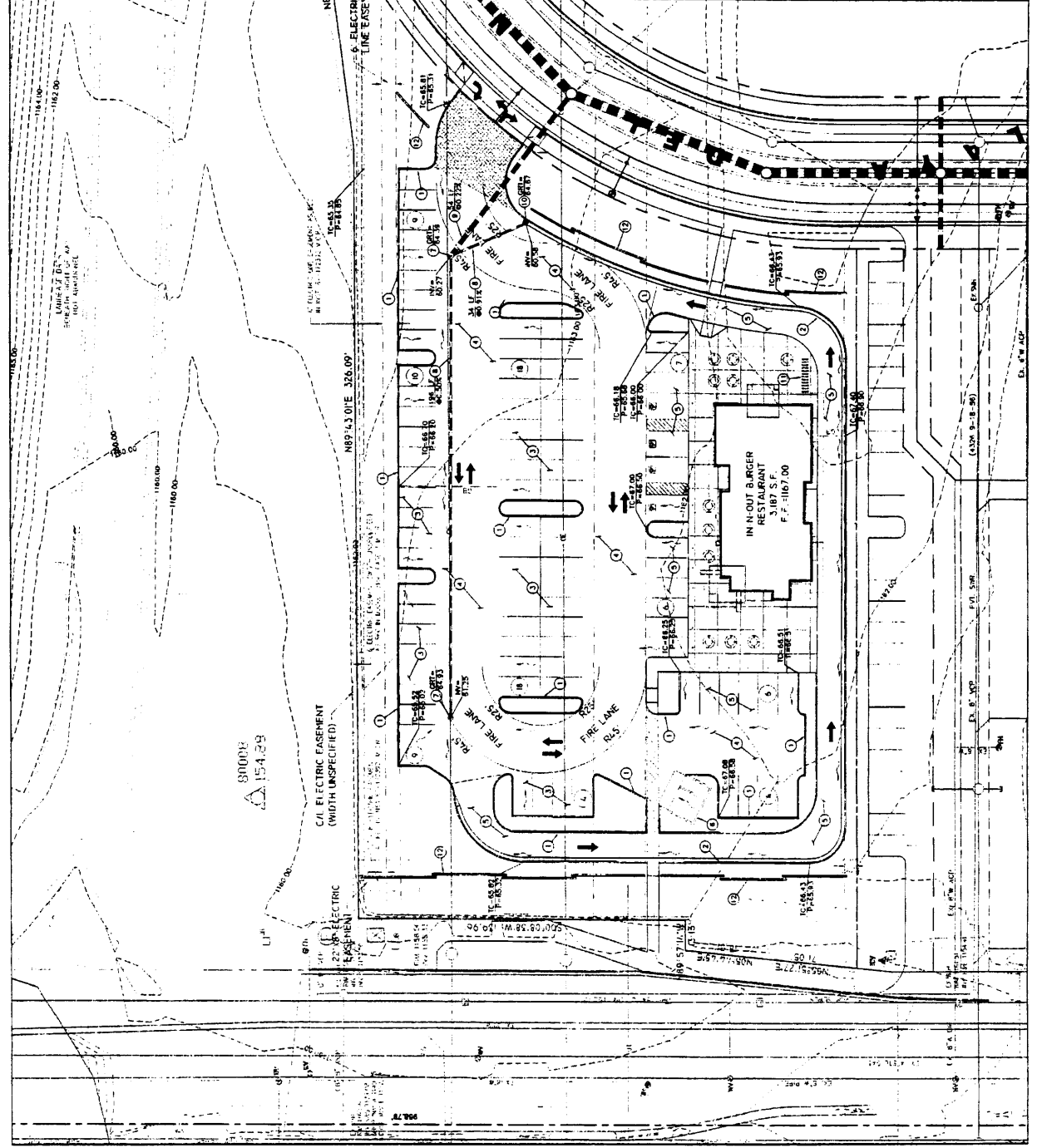
PRELIMINARY
GRADING PLAN

SHEET NUMBER: C-1
OF 1
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

- CONSTRUCTION NOTES**
1. 8" VERTICAL CURB PER MAG. STD. SET 22' TYPE A.
 2. 6" VERTICAL CURB & OUTLET PER MAG. STD. SET 22' TYPE A.
 3. STANDING PAVEMENT.
 4. 4" RCP STORM DRAIN PIPE.
 5. CONCRETE PAVEMENT.
 6. 4" RCP STORM DRAIN PIPE.
 7. 4" RCP STORM DRAIN PIPE.
 8. 12" RCP STORM DRAIN PIPE.
 9. 24" RCP STORM DRAIN PIPE.
 10. DITCH BARR TYPE "T" PER MAG. STD. DET. 534-1.
 11. 8" RCP.
 12. SCREEN WALL.



NOV 4 2003
SCALE: 1" = 20'
SUBMITTAL
DATE



M



form
architecture group, inc.
architecture . design . land planning

1220 east osborn . suite 101 . phoenix . arizona 85014
Phone 602 . 285 . 9200 Fax 602 . 285 . 9229

Weststone at Tempe Town Lake Narrative of Design Rationale

Weststone is proposing to develop the vacant Parcel 4 of the Playa Del Norte Master Plan located at the southeast corner of Scottsdale Road and Loop 202. Weststone envisions a community of 112 individually owned condominiums on this site. The site for Weststone at Tempe Town Lake is a 2.589 acre parcel of land.

Weststone at Tempe Town lake will feature (1) one bedroom + den, one bathroom floor plan type; (3) two bedroom, two bathroom floor plan types; and (4) three bedroom floor plan types, with either 2, 2.5, or 3.5 bathrooms. All units will have extensive private outdoor balconies, many with views of Tempe Town Lake and most with exterior gas burning fireplaces. All floors of the building will be served by elevators, readily facilitating ADA accessibility to all units.

Parking for residents and guests will be in a single level covered parking structure at grade level. All residential units are located above this parking structure, with a two-story central lobby connecting parking to residential areas.

While Weststone at Tempe Town Lake does not have a substantial amount of open space available at grade, the podium level of the building opens onto an expansive above-grade plaza, complete with a community swimming pool. From this level, stairways and accessible ramps will lead down onto the Boardwalk surrounding Tempe Town Lake. Also available to residents at the podium level will be a community fitness center.

From an exterior perspective, Weststone at Tempe Town Lake will have a interesting and varied appearance, presenting unique building massing and vibrant color contrast. Glazed panels at balconies, in lieu of typical steel railings, will add an additional element of interest to the building exterior.

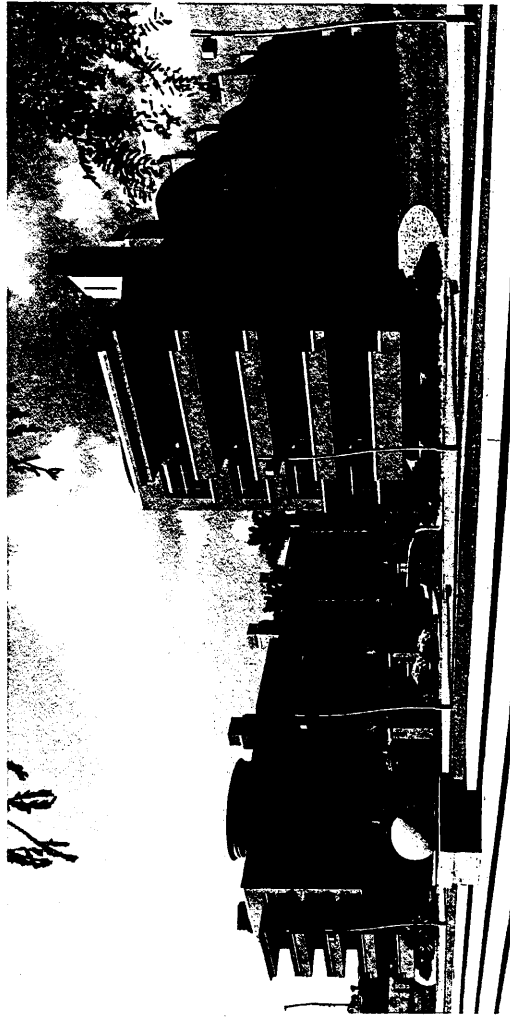
The project is visible from several key vantage points. These include Tempe Town Lake, the Rural/Scottsdale Road Bridge, the freeway, and from the planes arriving and departing from Sky Harbor Airport. The exterior design of Weststone at Tempe Town Lake addresses all of these views, from the dramatic geometry of the podium level plaza, to the processional march of arches at the building's parapet, which emulate the directional form of the bridges crossing the lake. These design features lend a distinctive contribution to the lakefront, where desert meets the water.

957 02 2003

N



ARCHITECTURE · DESIGN · LAND PLAN
1430 e. indian, suite 101, phoenix, arizona
T: 602.385.9200 F: 602.385.9205
www.biltform.com



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OCT 08 2003

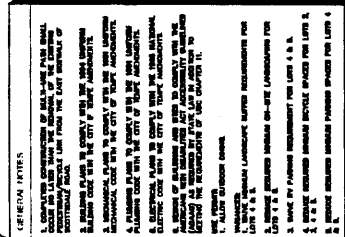
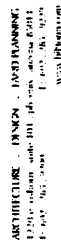
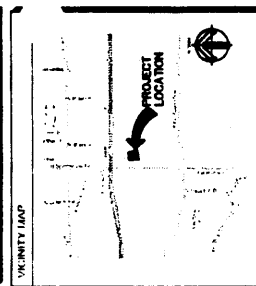
COLORADO ELEVATIONS
SCALE: N.T.S.

·WESTSTONE·

TEMPE AT TEMPE TOWN LAKE ARIZONA

#02-069

September 15th, 2003

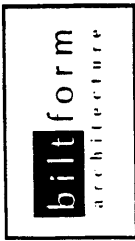
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TEMPE AT TEMPE TOWN LAKE ARIZONA

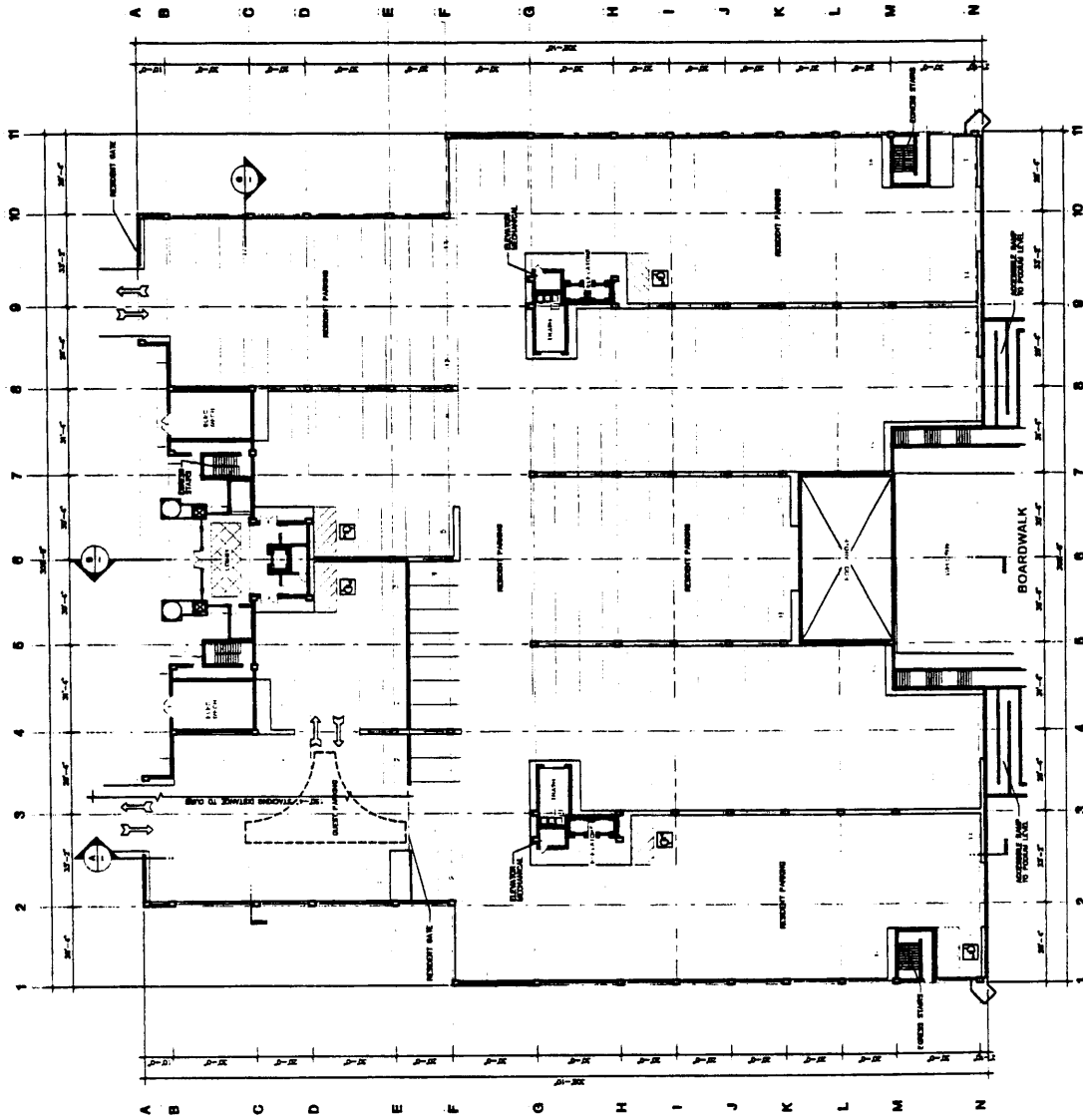
**FINAL P.A.D.
SCALE: 1" = 30'-0"
SHEET 2-11**

November 7th, 2003

NOV 14 2003



ARCHITECTS - DESIGN - LANDSCAPING
10000 N. 10TH AVENUE, SUITE 100
DOWNEY, CA 91746
TEL: 626-251-1111
WWW.BIRTFORM.COM



OCT 08 2003

GROUND LEVEL
SCALE: 1" = 20'-0"

#0111003 September 14th, 2003

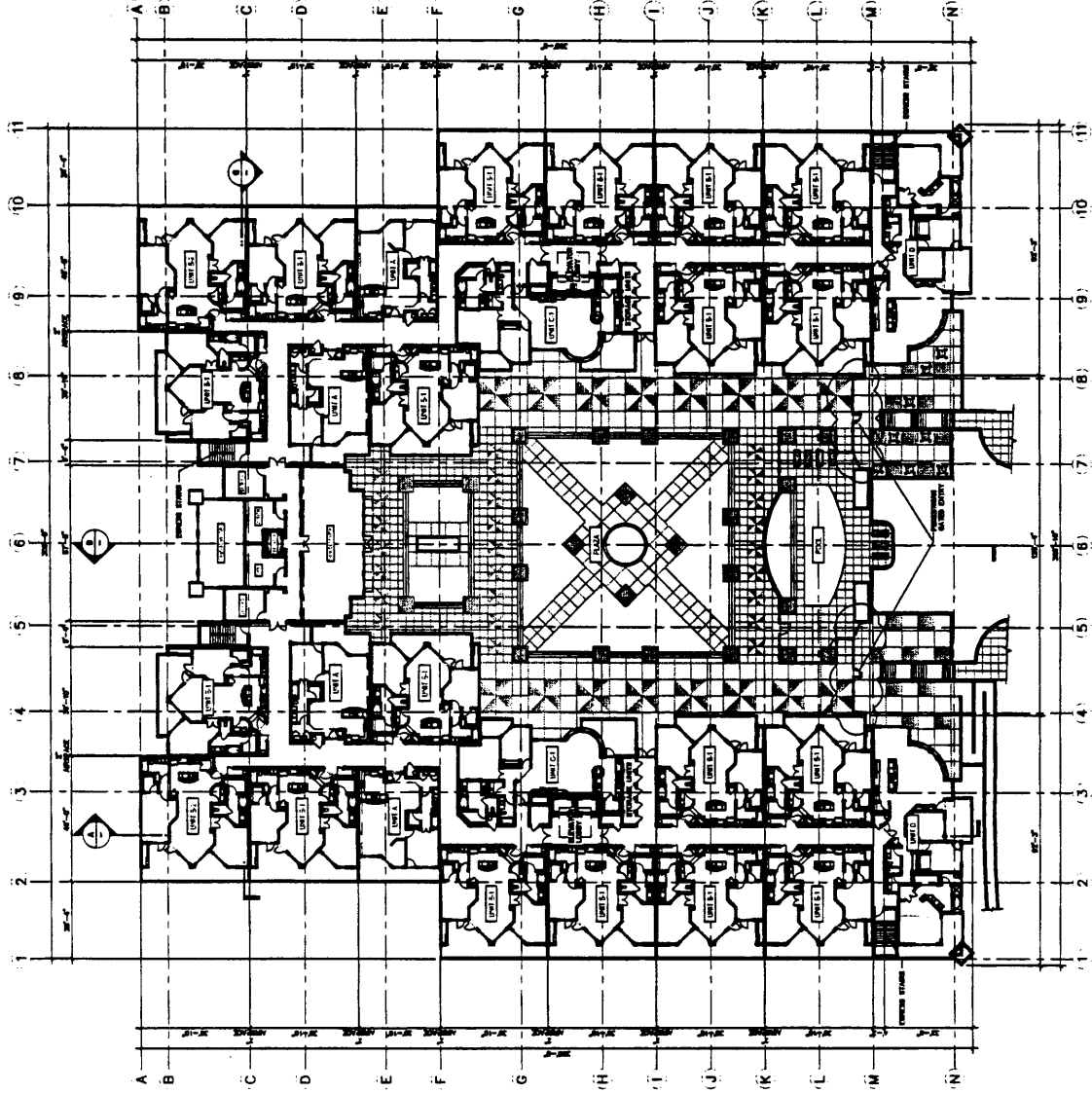
WEST STONE

TEMPE AT TEMPE TOWN LAKE ARIZONA

P



ARCHITECTURE · DESIGN · LAND PLANNING
17701 Indian School Blvd., Phoenix, Arizona 85024
P: 602.965.9229
F: 602.965.9940
www.biltform.com



PODIUM LEVEL
SCALE: 1" = 20'-0"
SHEET 2-20

WEST STONE.

TEMPE AT TEMPE TOWN LAKE ARIZONA

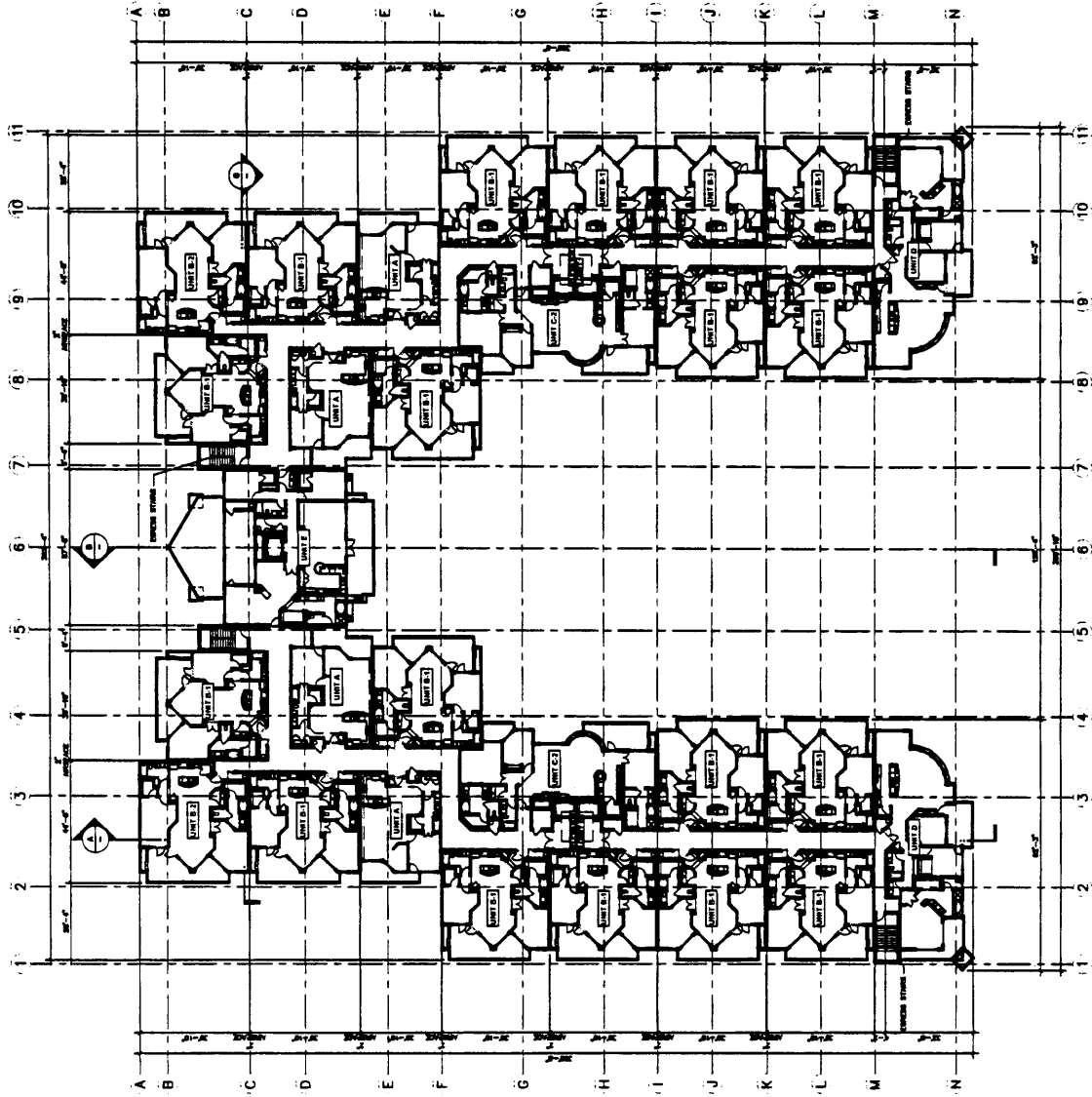
#02-060 November 7th, 2003

NOV 14 2003

P₁



ARCHITECTURE · DESIGN · LAND PLANNING
1230 E. Adams, Suite 101 Phoenix, Arizona 85014
P: 602.263.0229
F: 602.263.0299
WWW.BULTFORM.COM



LEVELS 3 & 4
SCALE: 1" = 20'-0"
SHEET 2.21

TEMPE AT TEMPE TOWN LAKE ARIZONA

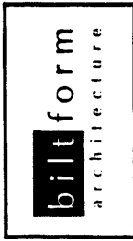
#02-069

November 7th, 2003

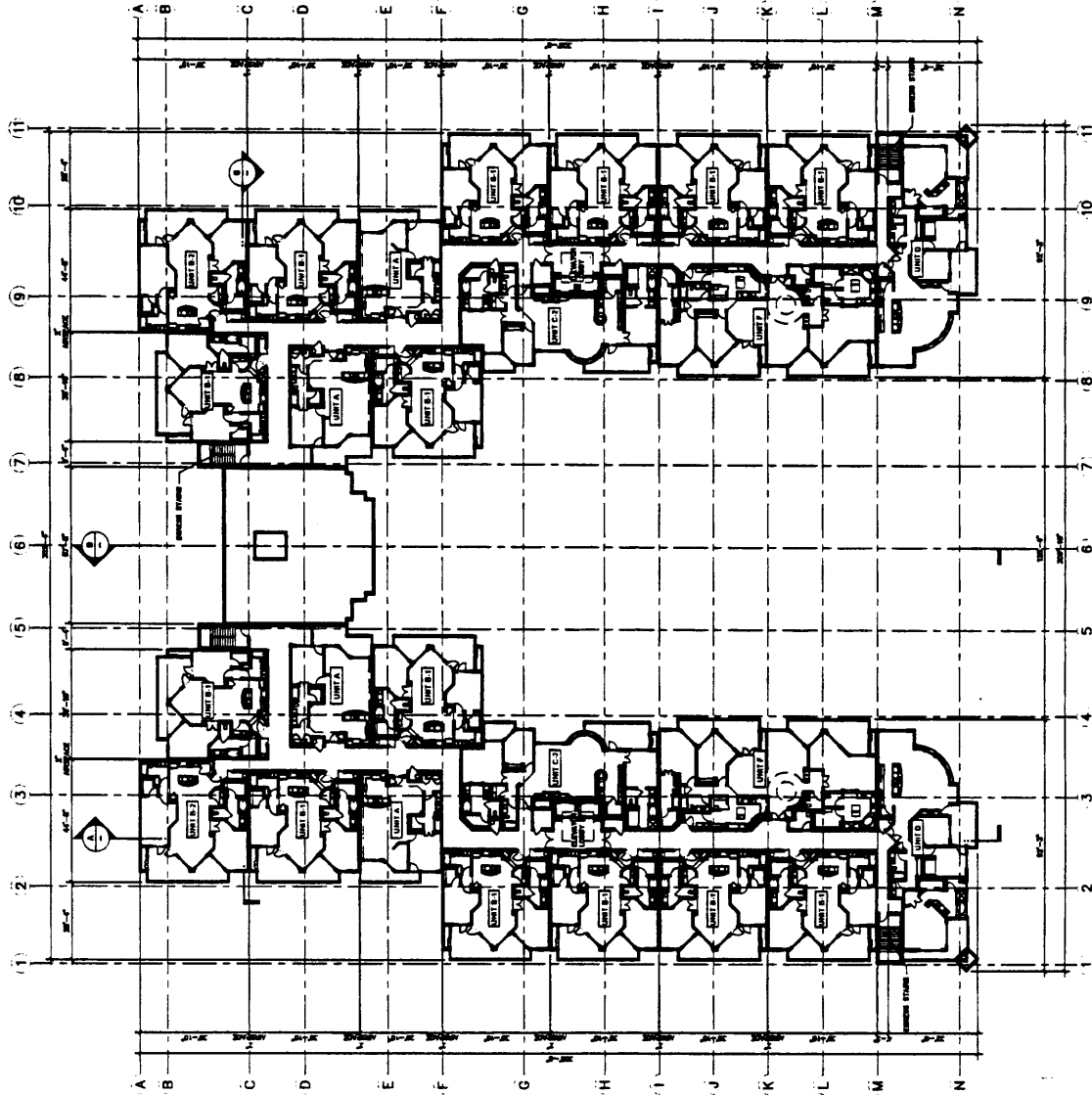
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WEST STONE

P₂



ARCHITECTURE DESIGN LAND PLANNING
1000 North 10th Street, Suite 100
Tempe, AZ 85281
P: 480.345.3279
www.bultform.com



-WEST STONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

LEVEL 5
SCALE: 1" = 20'-0"
SHEET 2-22

#02-069 November 7th, 2003

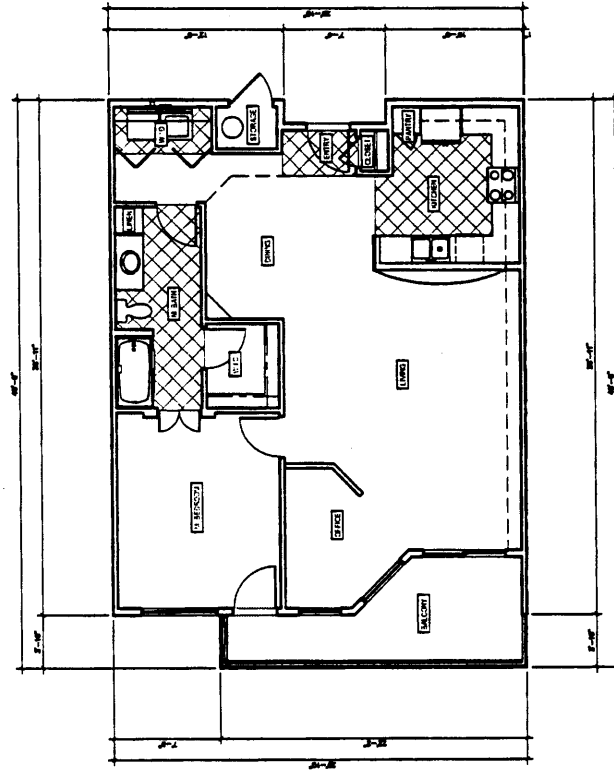
NOV 14 2003

P₃



ARCHITECTURE DESIGN LAND PLANNING
 11250 W. McDowell Ave., Suite 100, Phoenix, AZ 85024
 P. 602.951.1000 F. 602.951.1001 www.biltform.com

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
 2000 INTERNATIONAL RESIDENTIAL CODE (IRC) AND
 THE 2000 INTERNATIONAL BUILDING CODE (IBC).



Unit A		
Sq. Feet		
Living	108	±
Dining	12	±
Kitchen	112	±
Bedroom	108	±
Bedroom	108	±
Bath	12	±
Terrace	108	±
Total	568	±

WESTSTONE

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT A
 SCALE: 1/4" = 1'-0"
 SHEET 212

#02 069 November 7th, 2003

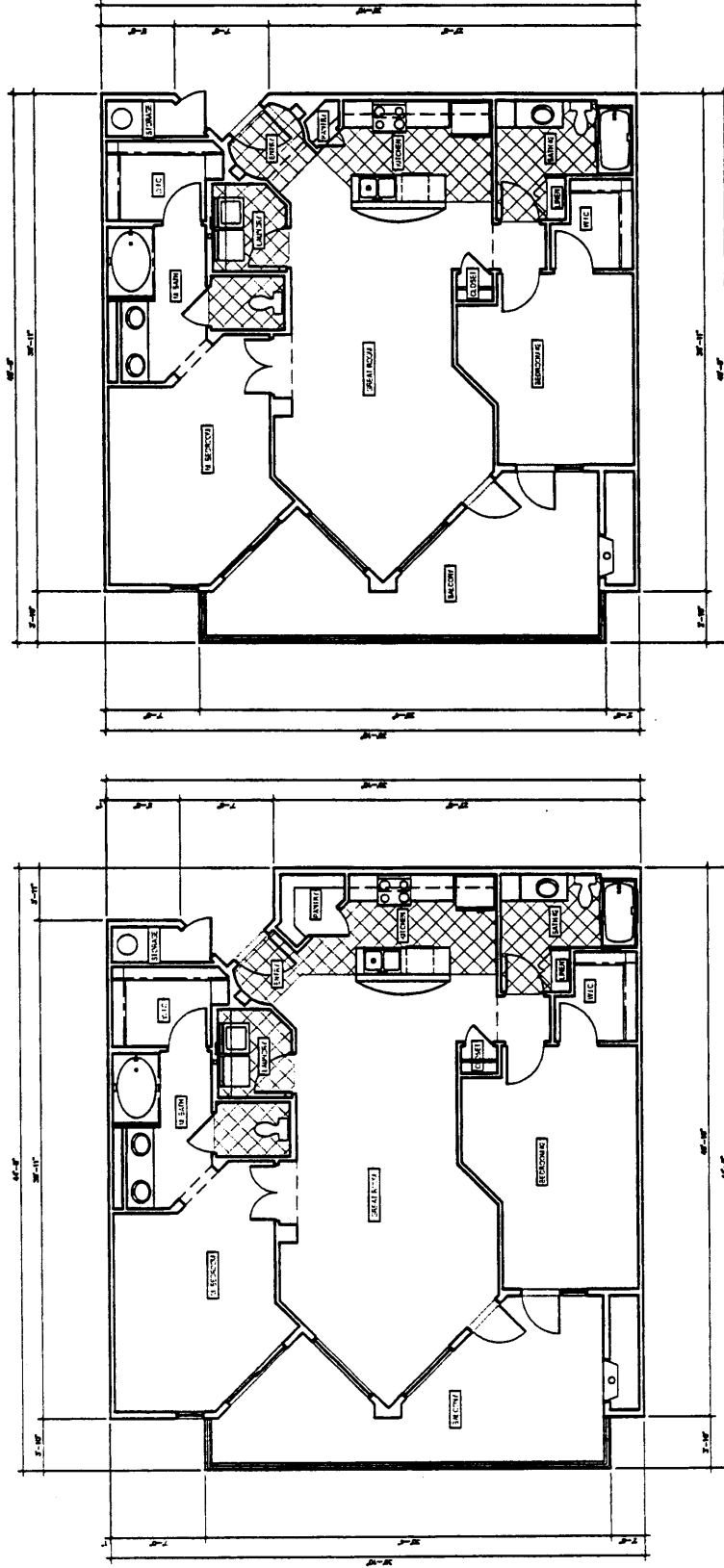
NOV 14 2003

P4



ARCHITECTURE - DESIGN - LAND PLANNING
1100 N. 10TH AVENUE, SUITE 100
PHOENIX, AZ 85006
P: 602.365.5229 F: 602.365.5228
www.biltform.com

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
2000 INTERNATIONAL RESIDENTIAL CODE (IRC)
AND ALL APPLICABLE CITY ORDINANCES.



Unit B-1
8 Units

Living Area	1,300 s.f.
Bedroom	120 s.f.
Bathroom	35 s.f.
Kitchen	120 s.f.
Dining Area	120 s.f.
Closet	35 s.f.
Total	1,530 s.f.

Unit B-2
8 Units

Living Area	1,300 s.f.
Bedroom	120 s.f.
Bathroom	35 s.f.
Kitchen	120 s.f.
Dining Area	120 s.f.
Closet	35 s.f.
Total	1,530 s.f.

-WESTSTONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT B
SCALE: 1/4" = 1'-0"
SHEET 2-13

#02-069 November 7th, 2003

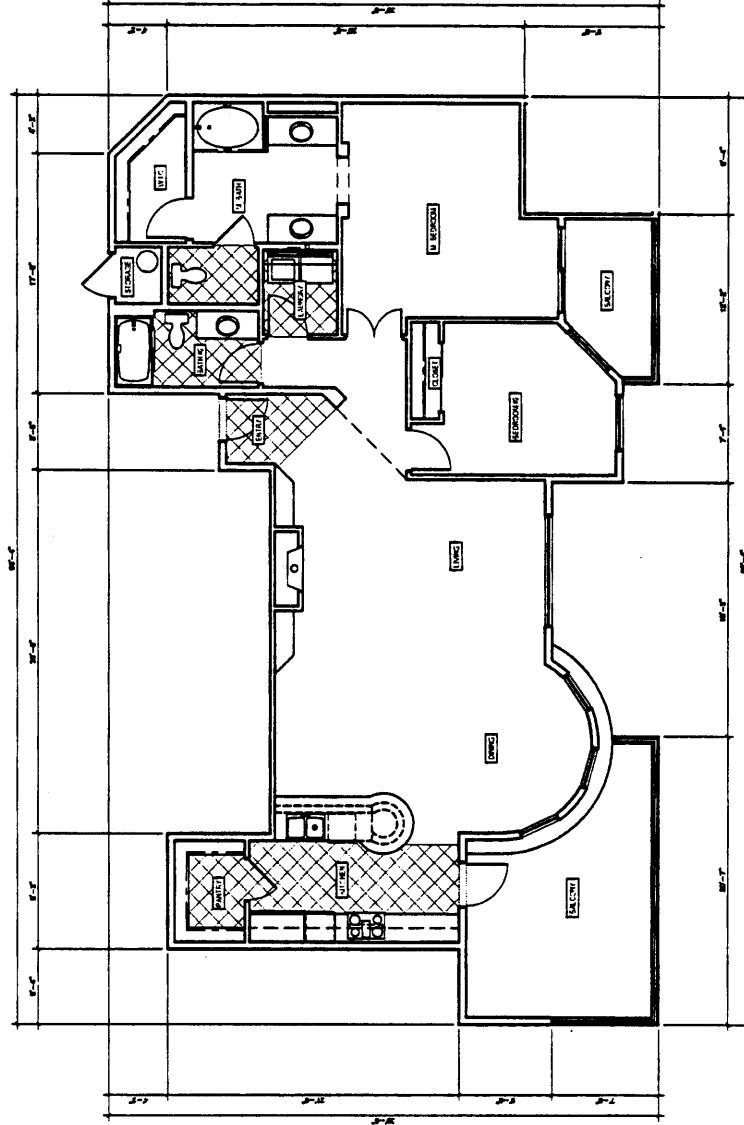
NOV 14 2003

P5



ARCHITECTURE DESIGN LAND PLANNING
17110 Indian Wells Rd. #101 Phoenix, Arizona 85024
P: 602.283.3279
F: 602.283.3280
www.biltform.com

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
2000 INTERNATIONAL RESIDENTIAL CODE (IRC)



-WESTSTONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT C-1
SCALE: 1/4" = 1'-0"
SHEET 2-14

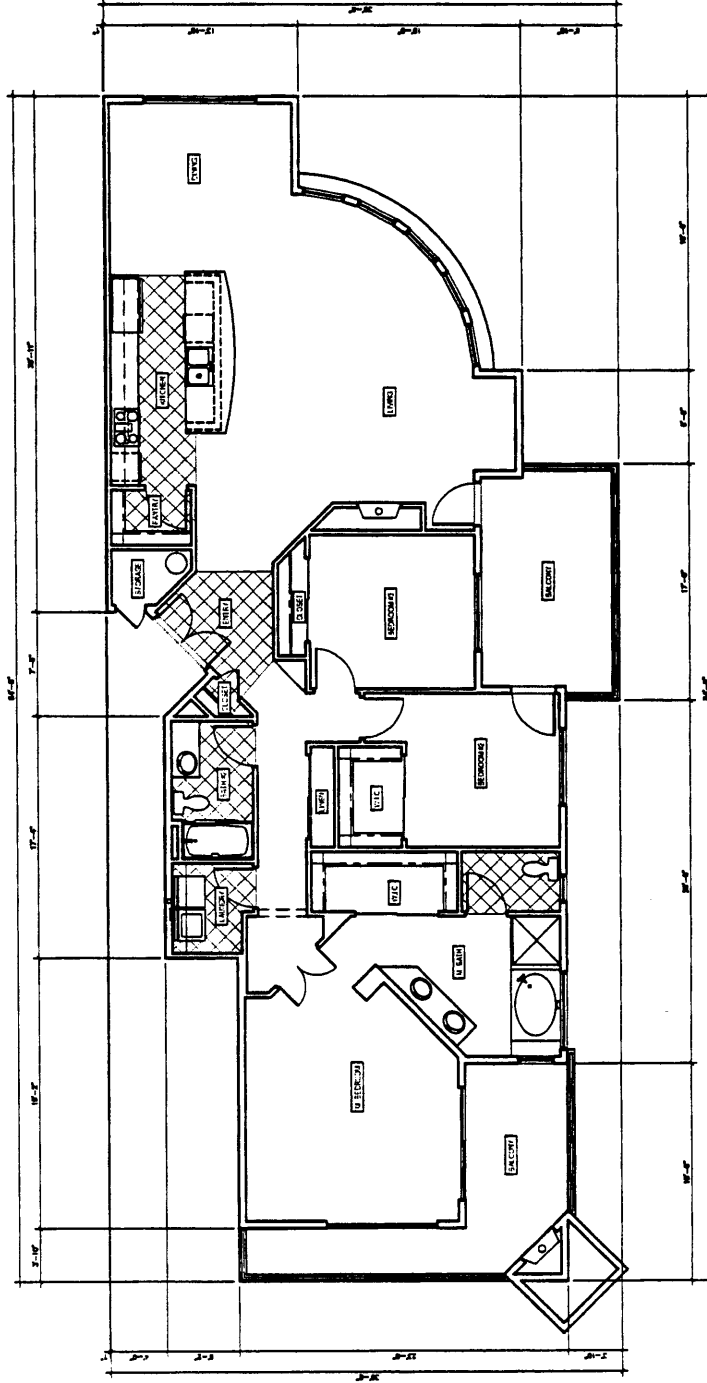
#02-069 November 7th, 2003

NOV 14 2003



ARCHITECTURE - DESIGN - LAND PLANNING
17110c. adrian, suite 100 | glendale, arizona 91214
t: 626.265.9344 | f: 626.265.9229
www.biltform.com

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL CITY, STATE AND FEDERAL REQUIREMENTS.
2. SEE SHEET 2-16 FOR FURTHER DETAILS.



Unit D	
Living Room	120.00
Dining Room	100.00
Kitchen	100.00
Bedroom 1	144.00
Bedroom 2	144.00
Bathroom 1	35.00
Bathroom 2	35.00
Balcony	36.00
Total	514.00

-WESTSTONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT D
SCALE: 1/4" = 1'-0"
SHEET 2-16

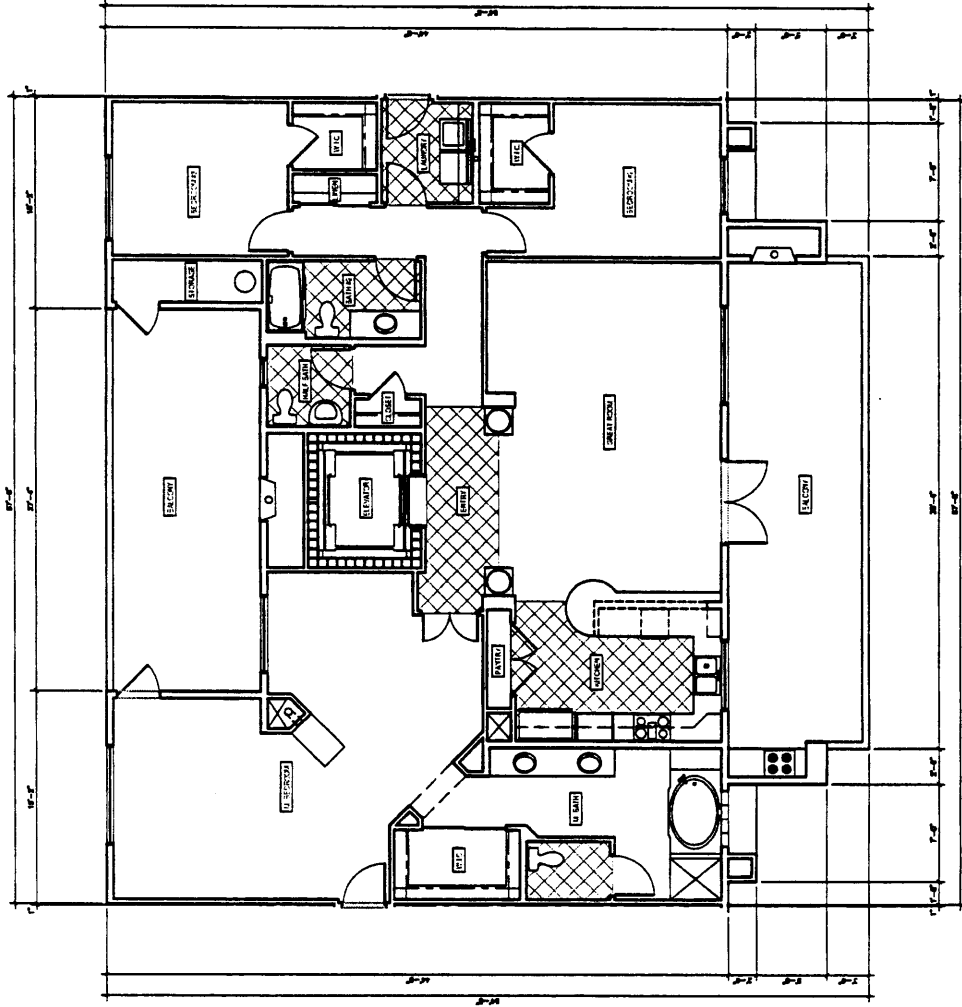
#02-069 November 7th, 2003

NOV 14 2003

P8

ARTIST: JEFFREY L. HENSON - LAND PLANNING
 12345 Main Street, Suite 100
 Phoenix, AZ 85001
 P: 602.555.1234
 E: jhenson@biltform.com

GENERAL NOTES:
 1. ALL NOTES ARE THE PROPERTY OF BILT FORM ARCHITECTURE.
 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BILT FORM ARCHITECTURE.



Unit E

Living Room	11'-0" x 12'-0"
Kitchen	10'-0" x 10'-0"
Dining Room	10'-0" x 10'-0"
Bedroom	10'-0" x 10'-0"
Bedroom	10'-0" x 10'-0"
Bathroom	5'-0" x 7'-0"
Bathroom	5'-0" x 7'-0"
Terrace	10'-0" x 10'-0"
Unit Total	2,700 sq. ft.

-WESTSTONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT E
 SCALE: 1/4" = 1'-0"
 SHEET 2-17

#02-069 November 7th, 2003

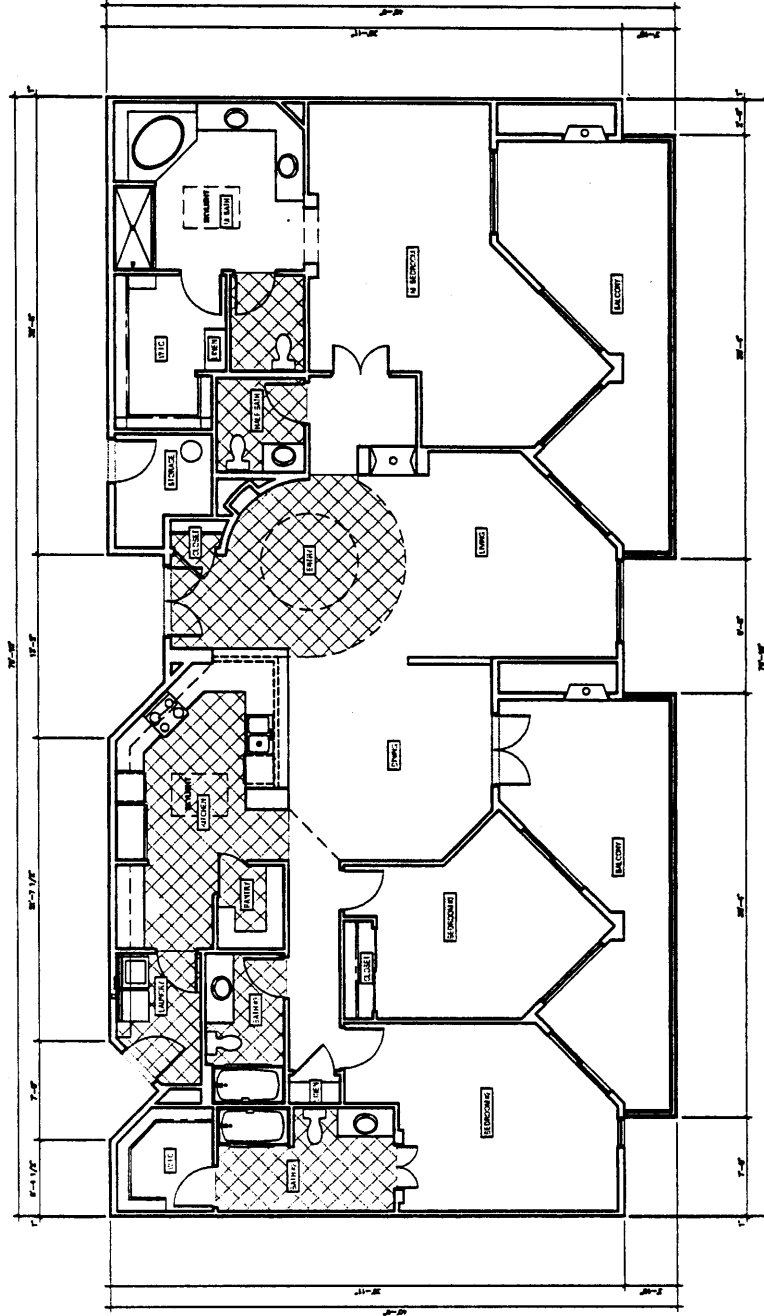
NOV 14 2003

P₉



ARCHITECTURE - DESIGN - LAND PLANNING
17011e adams, suite 101, phoenix, arizona 85044
P. 602.361.7940
F. 602.361.7941
WWW.BULTFORM.COM

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL BUILDING
CODES AND ALL APPLICABLE LOCAL ORDINANCES.



Unit F
21 Units

Living	2,700 sq. ft.
Storage	400 sq. ft.
Bedroom	400 sq. ft.
Total	3,500 sq. ft.

P₁₀

-WESTSTONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

UNIT F
SCALE: 1/4" = 1'-0"
SHEET 2-18

#02-069 November 7th, 2003

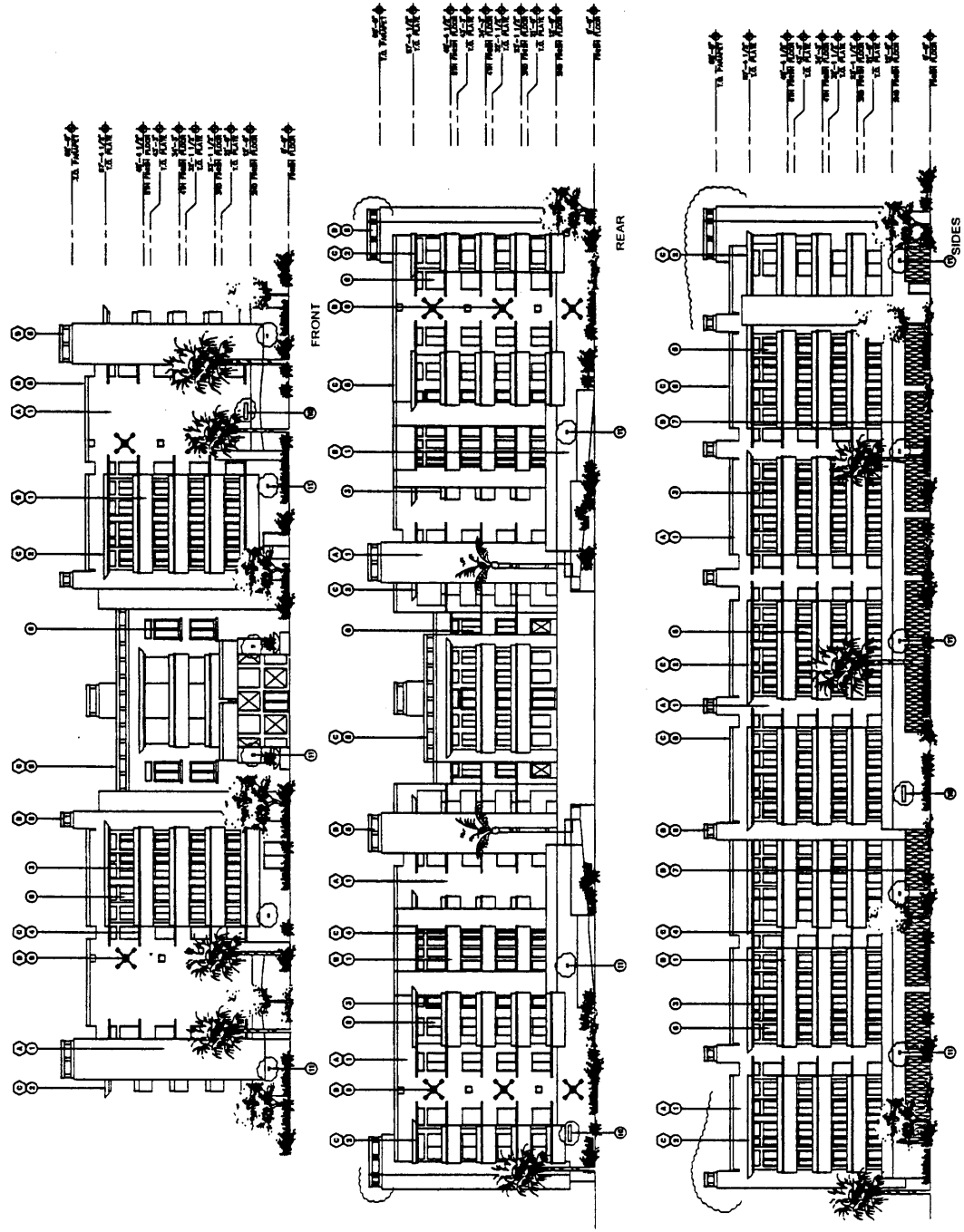
NOV 14 2003



ARTITECTURE - DESIGN - LAND PLANNING
1710 E. Camelback Road, Suite 100, Phoenix, Arizona 85016
P: 602.285.9399
WWW.BILTFORM.COM

- NOTES:
- 1. EXTERIOR PAINT SYSTEM
 - 2. EXTERIOR PAINT AT BALCONY RAILINGS
 - 3. EXTERIOR PAINT AT PORCHES
 - 4. EXTERIOR PAINT AT PORCHES
 - 5. EXTERIOR PAINT AT PORCHES
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 - 100. EXTERIOR PAINT AT PORCHES

EXTERIOR COLOR SCHEDULE	
1. BODY STUCCO	"TANTRON" (SW 6010) - EXTERIOR STUCCO
2. ACCENT STUCCO	"TANTRON" (SW 6010) - EXTERIOR STUCCO
3. STUCCO TRIM AND PORCHES	"TANTRON" (SW 6010) - EXTERIOR STUCCO
4. EXTERIOR PAINT AT PORCHES	"TANTRON" (SW 6010) - EXTERIOR STUCCO
5. EXTERIOR PAINT AT PORCHES	"TANTRON" (SW 6010) - EXTERIOR STUCCO



-WEST STONE-

TEMPE AT TEMPE TOWN LAKE ARIZONA

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
SHEET 2.23

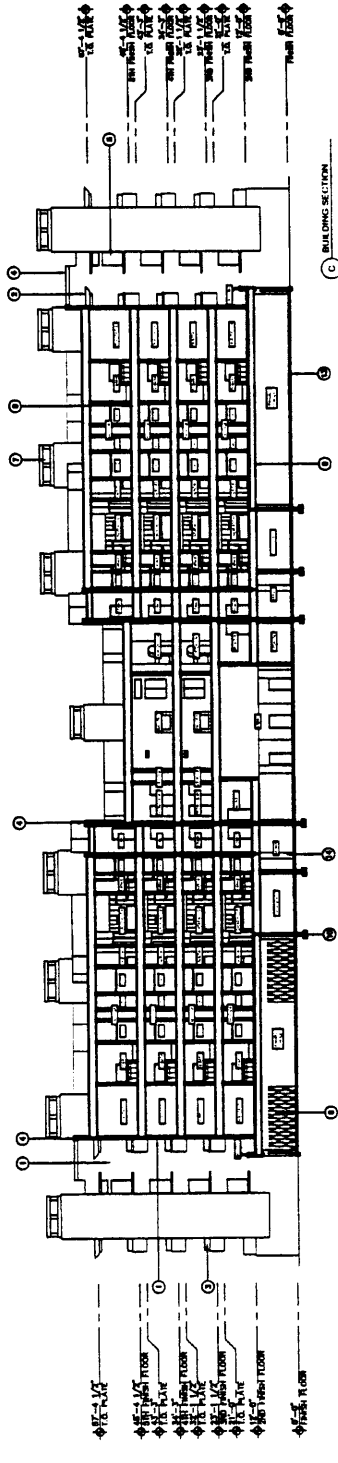
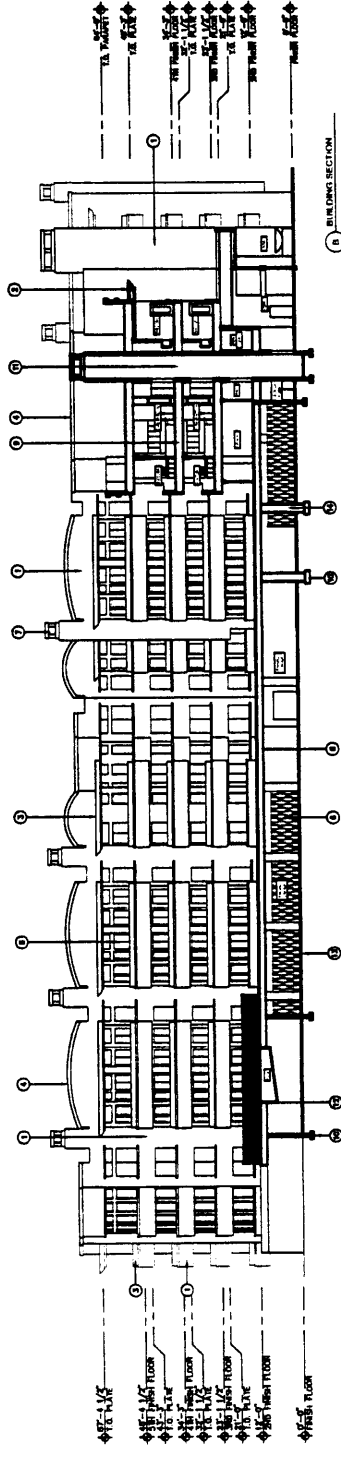
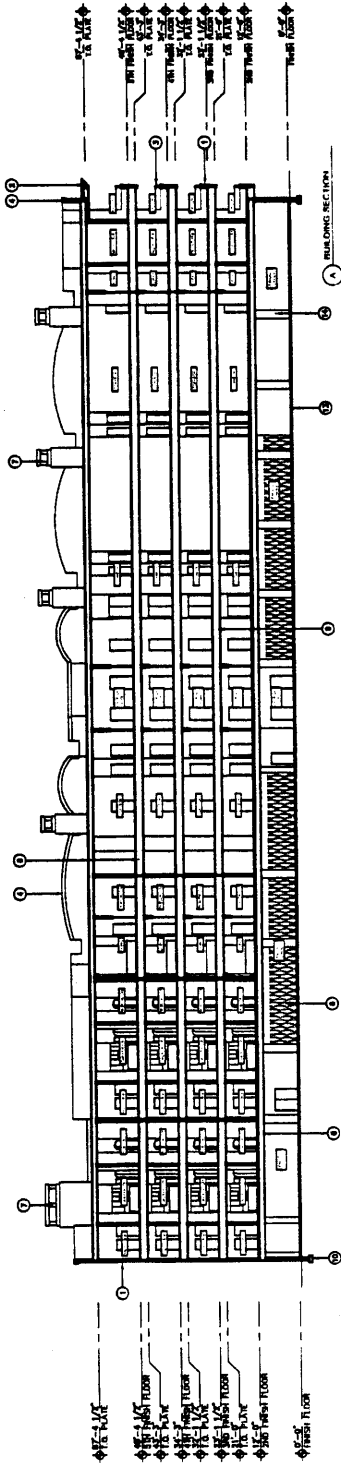
#02-069 November 7th, 2003

NOV 14 2003



ARCHITECT - DESIGN - LAND PLANNING
12701 N. 19th Ave., Suite 101, Phoenix, Arizona 85021
P: 602.952.9999 F: 602.952.9999
WWW.BILTFORM.COM

KEYED NOTES
1. EXISTING FOUNDATION
2. EXISTING FOUNDATION AT BALCONY OVERHANG
3. EXISTING BALCONY RAILING
4. EXISTING AND NEW POOL-OUT AT PARKING GAP
5. ALUMINUM WINDOW UNIT
6. EXISTING FLOORING AT PARKING GARAGE
7. EXISTING ROOF
8. CONCRETE STRUCTURE, NEW
9. 1-4" WALL FLOOR / CEILING ASSEMBLY
10. CONCRETE FOUNDATION
11. ELEVATOR SHAFT
12. 1/2" HOLLOW CORE SLAB
13. FLOOR AT PARKING AREA
14. CONCRETE COLUMN



WESTSTONE

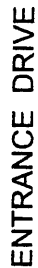
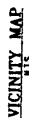
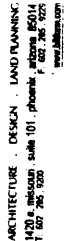
TEMPE AT TEMPE TOWN LAKE ARIZONA

BUILDING SECTIONS
SCALE: 1/16" = 1'-0"

#02.060 November 7th, 2003

NOV 14 2003

R

LANDSCAPE DATA

PLANT LEGEND

GENERAL NOTES

- [illegible]

BOARDWALK

Weststone

TEMPE:
AT TEMPE TOWN LAKE
PRELIMINARY LANDSCAPE PLAN

#02-069
OCT 08 2003

August 25, 2003

SCALE: 1"=20'-0"

NORTH

17

SHEET

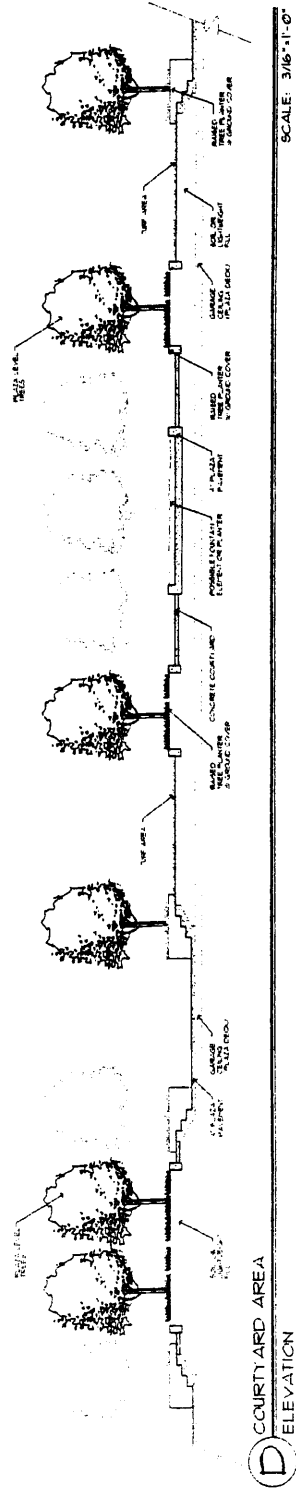
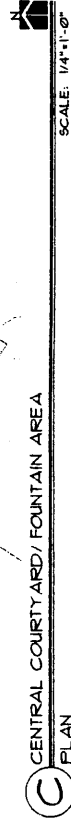
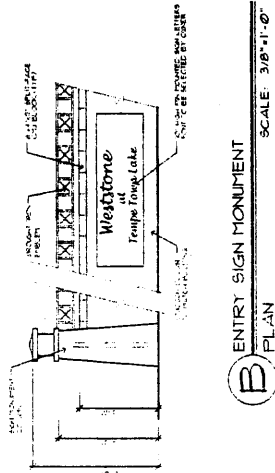
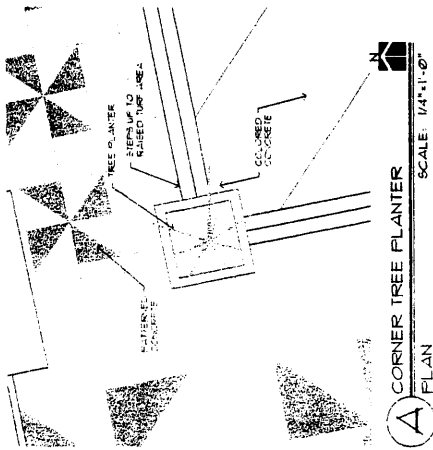


ARCHITECTURE DESIGN LAND PLANNING
1400 N. Central Suite 101 Phoenix, AZ 85004
P 602.265.0000 F 602.265.0000
www.biltform.com

NOV 08 2003

SHEET
L3
OF 5

August 25, 2003



Weststone

AT TEMPE TOWN LAKE
PRELIMINARY ENLARGEMENT PLANS

ARIZONA

TEMPE

#02.069

T

PARADY GRAY ARCHITECTS, LLC

2198 EAST CAMELBACK ROAD / SUITE 110 / PHOENIX, AZ 85016-4846 / 602.954.0109 / 602.508.7111 FAX

September 19, 2003

PROJECT DESCRIPTION

RE: MONDRIAN TEMPE TOWN LAKE

Mondrian is an exciting mixed-use project consisting of urban-oriented residential flats and lofts, two-story townhouse-style units, restaurant and retail uses and structured parking. Mondrian will be developed in consort with the Playa Del Norte mixed-use masterplan project located at the northeast corner of Tempe Town Lake and Rural Road. The project is sponsored by Gray Development Group, a Phoenix-based multifamily developer that focuses on the design, development, construction and management of high-end luxury communities with an emphasis on urban design and in-fill locations. Other Gray Development communities include Camelback Square, The Pavilions on Central, Andover Park and The Pavilions on Camelback.

Mondrian will consist of the following uses/building types:

- 491 apartment units (502 units if the restaurant and retail space are initially built out as residential units)
 - Apartments will be either 4-story w/lofts Type V-1HR construction on grade, or 4-story Type V-1HR construction on 1-story Type 1FR construction podium. The podiums will contain apartment units, maintenance/electrical rooms, restaurant and retail spaces.
- 96 apartment or condominium units in a 10 to 12-story Type 1FR structure.
 - The units will be 2-story townhome-type units, i.e., 5 to 6 units high in the 10 to 12-story frame.
 - One level of parking will be provided in a below-grade level under the tower.
- Restaurant space (flex space that may initially be built out as 9 apartment units) within the Type 1FR podium.
- Retail space (flex space that may initially be built out as 2 apartment units) within the Type 1FR podium.
- Six-story parking garage.
 - Garage will be Type 1FR construction with 4-hour area separation walls between the garage and apartments.
- Two-story freestanding garage/storage buildings with garages on the first floor with storage spaces on the second floor.
 - Construction type will be Type V-N.

OCT 03 2003



MONDRIAN TEMPE TOWN LAKE

July 23, 2003

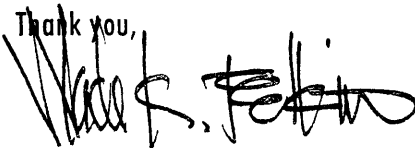
Page 2 of 2

- One-story freestanding garage building.
 - Construction type will be Type V-N.
- Four-story integrated Clubhouse/Recreation Center. The Clubhouse will be within the Type V-1HR portion of the apartment structure and will feature:
 - Fitness Center
 - Residence Service Center
 - Resident Business Center
 - Resident Lounge Area
- Site features will include:
 - Site retaining walls between podiums and on-grade construction and along the boardwalk will retain approximately 5 feet.
 - (3) Pools and Spas — Pools and Spas equipment and heaters will be within Pool Equipment Rooms located on the first floors adjacent to the access breezeways.
 - For additional information, areas, preliminary plans and elevations, refer to the attached packet of information.

Mondrian will be constructed in the following phases:

- Phase 1: Parking Garage, Podium at north end of Parking Garage and the Apartment/Condominium Tower.
- Phase 2: West side Podium and all apartments, clubhouse and accessory spaces west of the east face of the Parking Garage.
- Phase 3: East side Podium, all apartments and accessory spaces east of the east face of the Parking Garage, and all freestanding garage and garage/storage buildings.

Thank you,



Wade Felkins
Parady Gray Architects, LLC

WF:mt

Attachments

OCT 08 2003

V₁

FINAL PLANNED AREA DEVELOPMENT FOR MONDRIAN TEMPE TOWN LAKE

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE NUMBER

SPR03171

PROJECT NAME

MONDRIAN TEMPE TOWN LAKE

PROJECT ADDRESS

179 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

SUBMITTED BY

GAMMAGE AND BURNHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, AZ 85004
(602) 256-4422
CONTACT: STEPHEN ANDERSON,
MANUELA VAZ

ZONING

M/G (PROPOSED)

PROJECT DATA

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	F.A.R.	LOT COVERAGE	LAND USE	BLDG. AREA / # OF UNITS	HEIGHT (STORIES)	PARKING PROVIDED
LOT 5		MONDRIAN	8.191 AC	2.08	48.8%	APTS / CONDOS	76,124 (BUILT GARAGE/STORY) 343 UNITS (MAX 343 UNITS)	1-12	1,240 (2.28 / UNIT)

PARKING REQUIRED:		PARKING PROVIDED:	
STUDIO UNITS (1 SPACE X 71 UNITS) =	71.0 SPACES	SURFACE PARKING =	743 SPACES
1 BEDROOM UNITS (2 SPACES X 119 UNITS) =	238.0 SPACES	INDIVIDUAL GARAGES =	66 SPACES
2 BEDROOM UNITS (2 SPACES X 119 UNITS) =	438.0 SPACES	TOTAL ON-SITE PARKING =	1,034 SPACES
3 BEDROOM UNITS (2.5 SPACES X 76 UNITS) =	473.0 SPACES	SHARED USE PARKING =	1,240 SPACES
4 BEDROOM UNITS (2.5 SPACES X 19 UNITS) =	97.5 SPACES	TOTAL AVAILABLE PARKING =	1,240 SPACES
GUEST PARKING (0.2 SPACES X 343 UNITS) =	68.6 SPACES	BIKE PARKING =	170 SPACES
TOTAL REQUIRED	1,096.1 SPACES		

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2003
BY _____ AS _____ OF _____

PLAYA DEL NORTE, LLC
7600 E. DOUBLTREE RANCH RD.
SUITE 150
SCOTTSDALE, AZ 85258

OWNER / DEVELOPER

GRAY DEVELOPMENT GROUP
2198 EAST CAMELBACK ROAD
SUITE 200
PHOENIX, AZ 85016
(602) 954-0109
(602) 954-9308 FAX
CONTACT: BRUCE GRAY
JOE MEYER

ARCHITECT

PARADY GRAY ARCHITECT, LLC
2198 EAST CAMELBACK ROAD
SUITE 200
PHOENIX, AZ 85016
(602) 954-0109
(602) 954-9308 FAX
CONTACT: STEPHEN PARADY, AIA

ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS _____ DAY OF _____, 2003
BY _____ AS _____

PLAYA DEL NORTE, LLC OWNER
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
DAY OF _____, 2003.

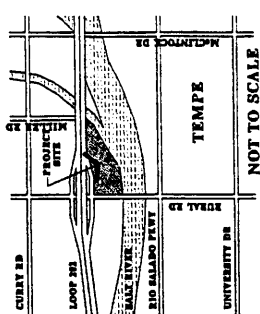
BY: _____ MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

BY: _____ DATE: _____
CITY ENGINEER

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

LOCATION MAP




GENERAL NOTES

USE PERMITS
1. ALLOW OUTSIDE DINING

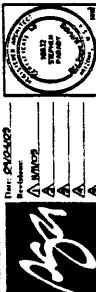
VARIANCES

1. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENT FOR LOTS 4 & 5
2. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING FOR LOTS 4 & 5
3. WAIVE R/V PARKING REQUIREMENT FOR LOTS 4 & 5
4. REDUCE REQUIRED MINIMUM BICYCLE SPACES FOR LOTS 2, 3, 4 & 5
5. REDUCE REQUIRED MINIMUM PARKING SPACES FOR LOT 4 & 5

PAGE 1 OF 3

**MONDRIAN**
Tempe Town Lake
number registered community by Gray Development Group

Parady Gray Architects, LLC
Architecture and Land Planning
7198 E. Camelback Road
Phoenix, Arizona 85016
Phone: 602.954.0109
Fax: 602.954.9308
Web: www.pga.com



NOV 5 2003

REC

DS

SPD

FINAL PLANNED AREA
DEVELOPMENT FOR MONDRIAN TEMPE TOWN LAKE
A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CONDITIONS OF
APPROVAL

SPD-_____

BENCHMARK

City of Tempe Vertical Datum. Top of Brass Cap located at Rural Road
and Rio Salado Intersection Elevation=1162.52 (COT BMR503)

LEGAL DESCRIPTION

A parcel of land, being a portion of the Northwest quarter of Section 14 Township 1 North,
Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, more
particularly described as follows:

COMMENCING at a brass cap in a hand hole being the West quarter corner of said Section
14, from which the following course and distance of said boundary line of the Red Mountain
Freeway, Rural Road and Curry Road, then North 0° 07' 02" East, a distance of 1,667.54 feet;

THENCE North 0° 07' 02" East, along the West line of the Northwest quarter of said Section 14,
a distance of 1,217.29 feet;

THENCE South 88° 27' 52" East, a distance of 86.58 feet to the POINT OF BEGINNING;
THENCE North 01° 32' 06" East, a distance of 33.54 feet to a point 90.00 feet East of the West
line of said Northwest quarter;

THENCE North 0° 07' 02" East, parallel with and 90.00 feet East of said West line, a distance of
300.92 feet;

THENCE North 89° 49' 39" West, a distance of 23.00 feet to a point 65.00 feet East of the West
line of said Northwest quarter;

THENCE North 0° 07' 02" East, parallel with and 65.00 feet East of said West line, a distance of
375.32 feet;

THENCE North 05° 51' 27" East, a distance of 71.05 feet;

THENCE North 05° 44' 48" East, a distance of 18.51 feet;

THENCE South 89° 37' 14" East, a distance of 11.13 feet, to a found Arizona Department of
Transportation, (ADOT) aluminum cap;

THENCE North 00° 08' 38" East, a distance of 139.94 feet, to a found ADOT aluminum cap,
said point being on the South right-of-way line of the Red Mountain Freeway;

THENCE North 89° 43' 01" East, along said South right-of-way line, a distance of 336.00 feet, to
a found ADOT aluminum cap;

THENCE North 82° 25' 53" East, along said South right-of-way line, a distance of 640.39 feet, to
a found ADOT aluminum cap;

THENCE North 89° 59' 41" East, along said South right-of-way line, a distance of 222.63 feet to
a point on the East line of the Northwest quarter of said Section 14;

THENCE South 00° 23' 06" East, along said East line, a distance of 413.81 feet to a point on a non
bearing curve, having a radius of 2,051.15 feet, a radial line of said curve through said point
bearing South 33° 41' 21" East;

THENCE Southwesterly and Westerly, along the arc of said curve, through a control angle of
22° 44' 56" for an arc distance of 814.40 feet;

THENCE South 79° 27' 11" West, a distance of 194.43 feet;

THENCE South 85° 15' 12" West, a distance of 260.76 feet, to the POINT OF BEGINNING.
Containing an area of 992.081 square feet or 22.756 acres more or less.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION
14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY
CONTROL MAP.

SAID BEARING = NORTH 00° 07' 02" EAST

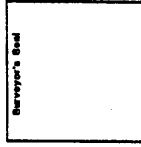
FLOOD ZONE

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY
LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE
FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C
2170 F, DATED JULY 19, 2001. ZONE "SHADED X" IS
DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS
OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR
FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

CERTIFICATION

I, JOSEPH J. BRAHIM, HEREBY CERTIFY THAT I AM A
REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA,
THAT THE INFORMATION CONTAINED WITHIN THE PARCEL
DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO
THE BEST OF MY KNOWLEDGE AND BELIEF.



SPD
PAGE 2 OF 3

MONDRIAN
Tempe Town Lake
under retained ownership by East Development Corp

Parady Gray Architects, LLC
Architecture and Land Planning
3101 E. Camelback Road
Phoenix, Arizona 85016
Phone: 481.951.0109 Fax: 481.951.1388

JOSEPH J. BRAHIM
ARIZONA REGISTRATION NUMBER 26499

DATE: 05-04-02
PROJECT: 000002
SHEET: 0014

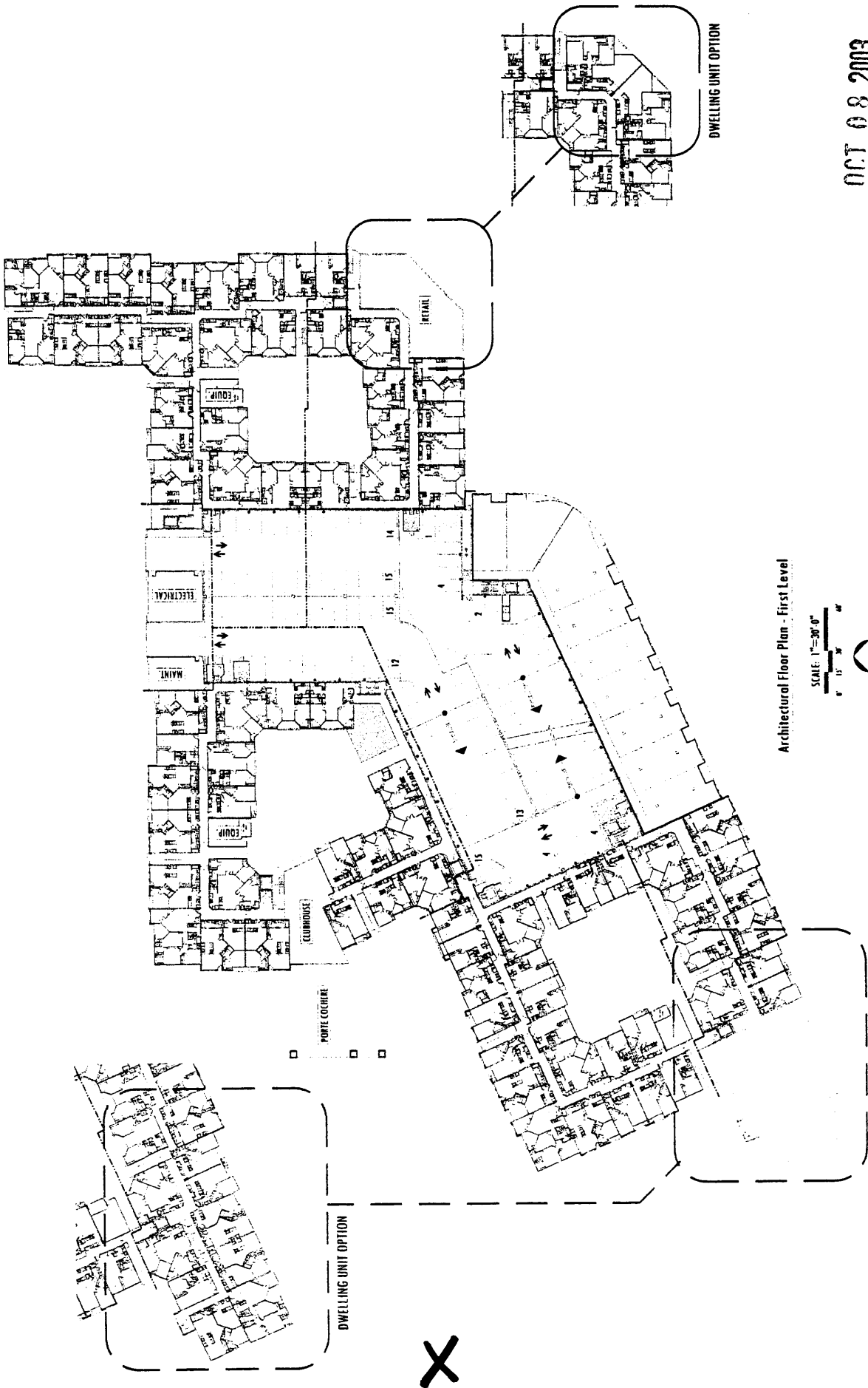
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100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

REC

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OCT 08 2003



Architectural Floor Plan - First Level



Gray Development Group
Suite 700
2198 East Camelback Road
Phoenix, Arizona 85016
602.954.0109

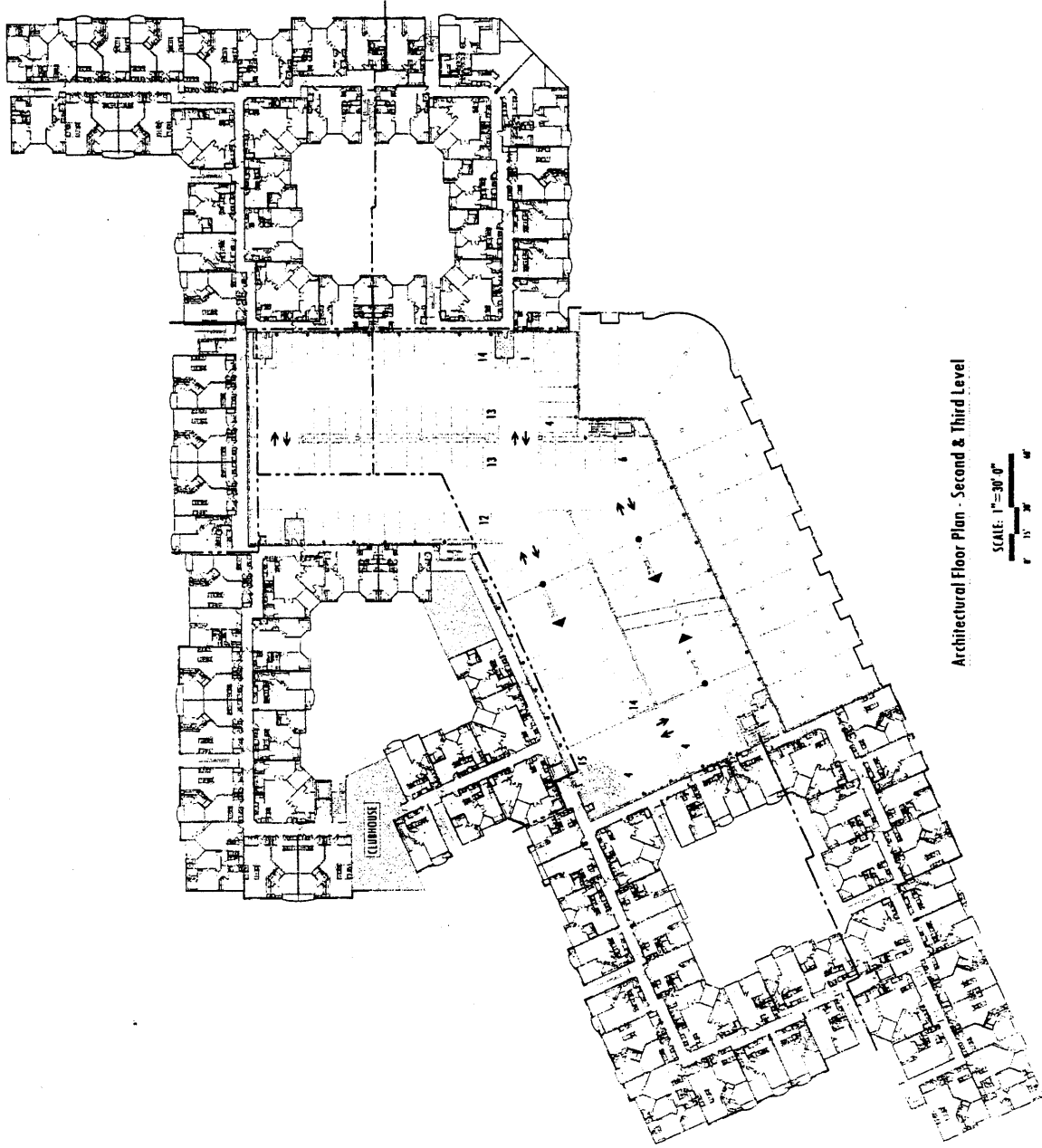
MONDRIAN
Tempe Town Lake
another residential community by Gray Development Group



Date: 09.22.03
By: [Signature]

Parady Gray Architects, LLC
Suite 700
2198 East Camelback Road
Phoenix, Arizona 85016
602.954.0109





Architectural Floor Plan - Second & Third Level

SCALE: 1"=30' 0"

OCT 08 2003



Gray Development Group
Suite 700
2198 East Camelback Road
Phoenix, Arizona 85016
602.554.0109

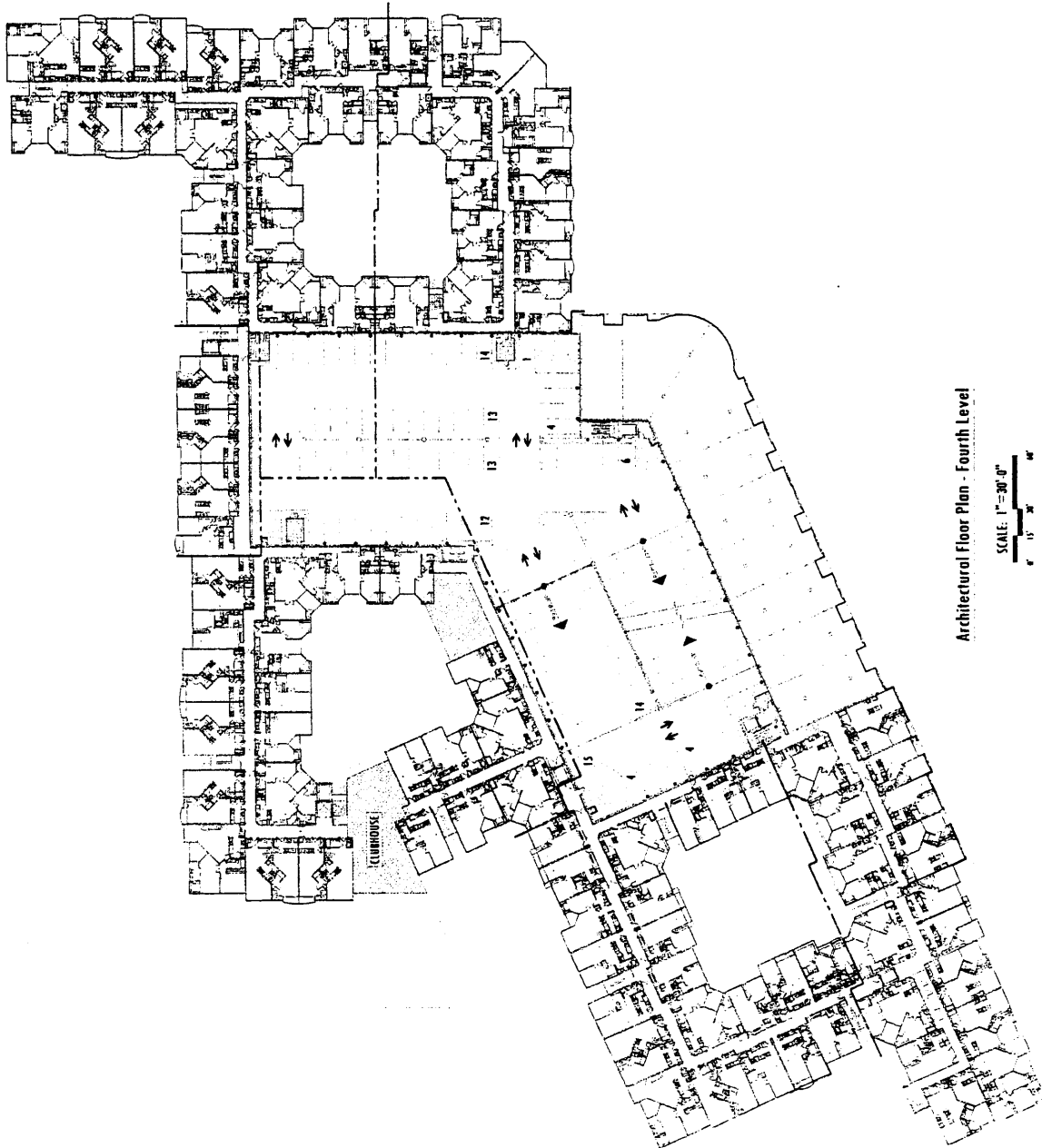
MONDRIAN
Tempe Town Lake
another residential community by Gray Development Group



Date: OCT 27, 2003
Revisions:

Parady Gray Architects, LLC
2198 East Camelback Road Suite 700
Phoenix, Arizona 85016
602.554.0109





Architectural Floor Plan - Fourth Level

SCALE: 1" = 30' 0"



X₂

OCT 08 2003



Gray Development Group
 Suite 200
 2198 East Camelback Road
 Phoenix, Arizona 85016
 602.954.0109

MONDRIAN
 Tempe Town Lake
 another residential community by Gray Development Group

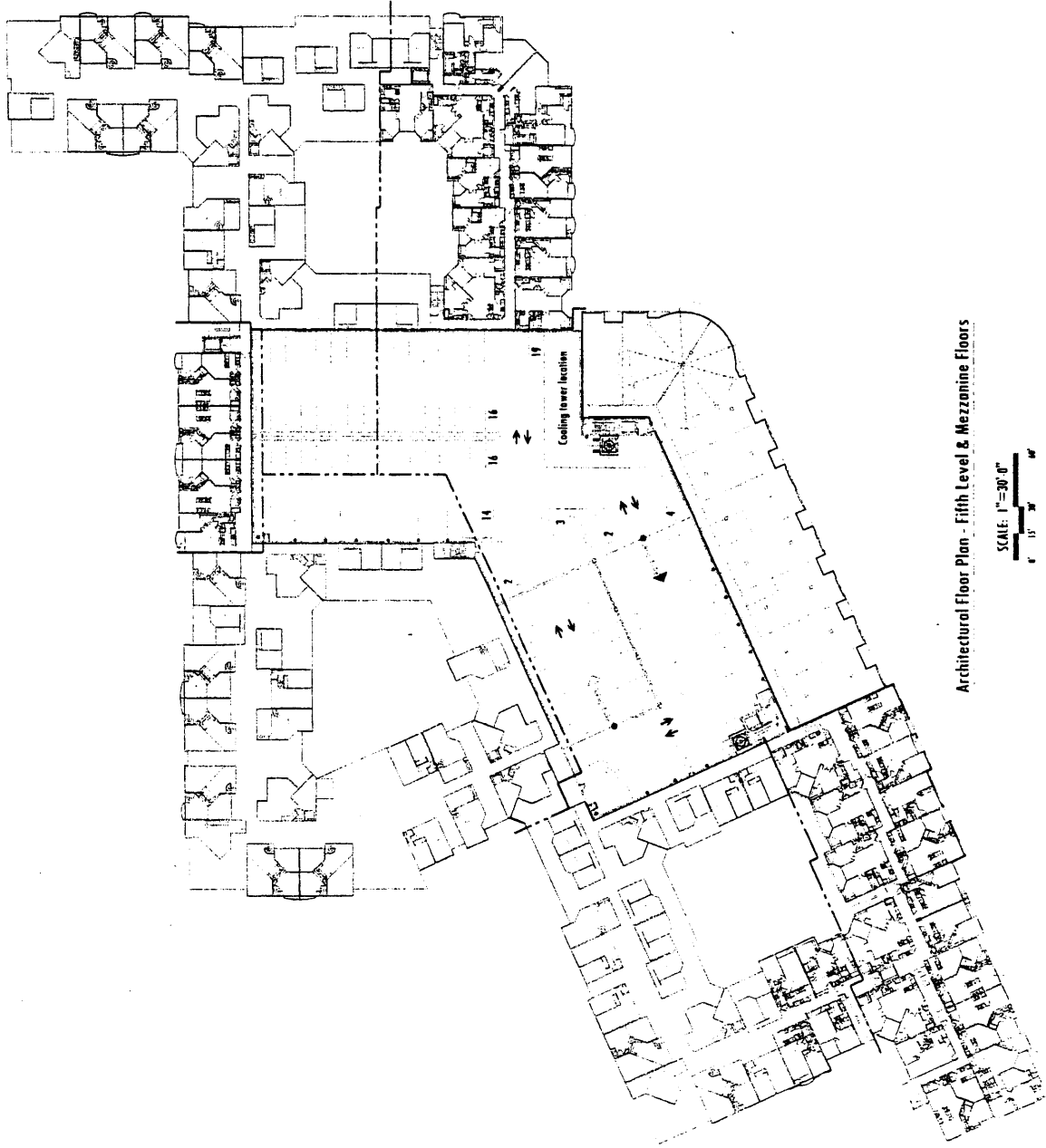
1. The design of this project is the result of a collaborative effort between the Gray Development Group and the City of Tempe. The design team has worked closely with the City to ensure that the project meets all of the requirements of the City's Comprehensive Zoning Ordinance and the Tempe Town Lake Master Plan. The design team has also worked closely with the City to ensure that the project is in compliance with all of the applicable laws and regulations. The design team has also worked closely with the City to ensure that the project is in compliance with all of the applicable laws and regulations. The design team has also worked closely with the City to ensure that the project is in compliance with all of the applicable laws and regulations.



Rev. 08-27-03
 Version:

Parady Gray Architects, LLC
 Suite 200
 2198 East Camelback Road
 Phoenix, Arizona 85016
 602.954.0109





Architectural Floor Plan - Fifth Level & Mezzanine Floors

SCALE: 1" = 20' 0"

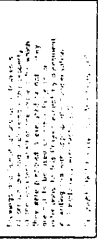
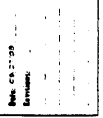


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OCT 08 2003



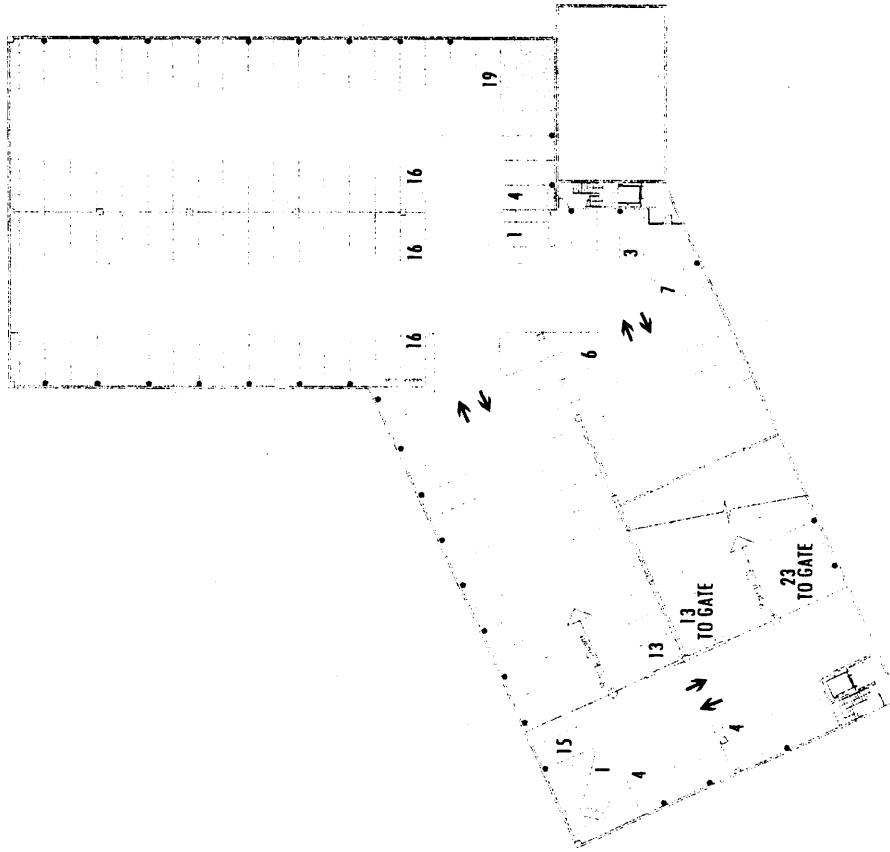
Paradry Gray Architects, LLC
2198 East Camelback Road
Phoenix, Arizona 85016
Suite 200
602.954.0109



MONDRIAN
Tempe Town Lake
another residential community by Gray Development Group

Gray Development Group
2198 East Camelback Road
Phoenix, Arizona 85016
Suite 200
602.954.0109





Architectural Floor Plan - Basement Level

SCALE: 1" = 20' 0"

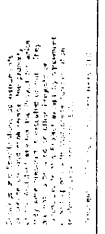


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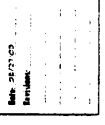


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602.954.0100

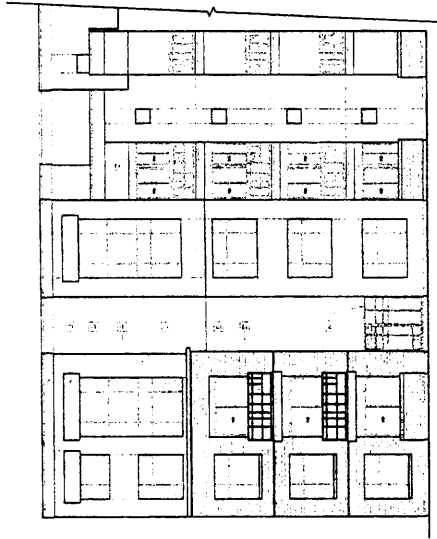
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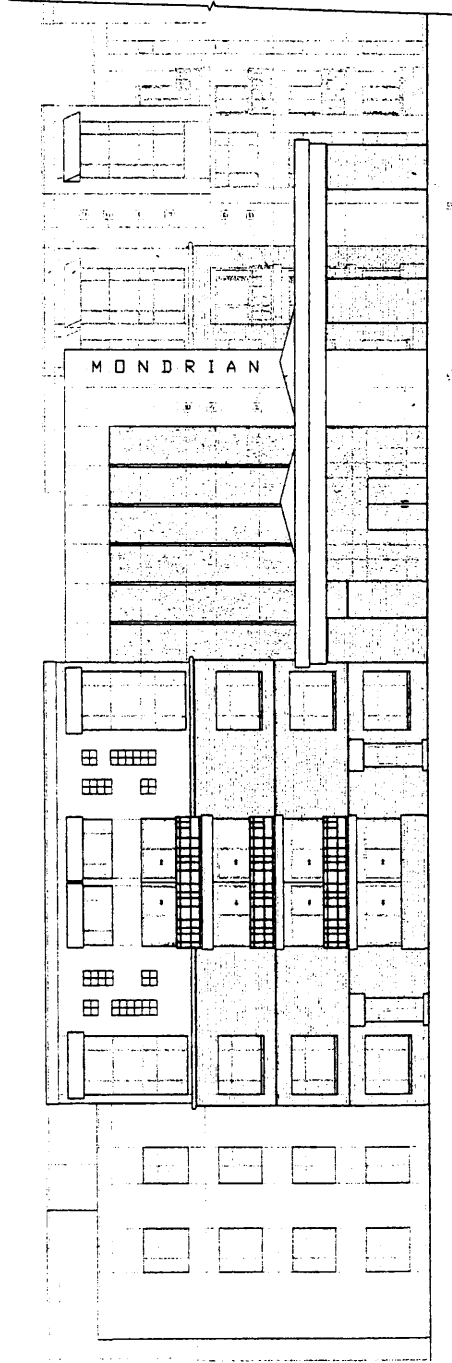


Materials and Surfaces	
1	Exterior Wall: Concrete
2	Roof: Concrete
3	Interior Wall: Drywall
4	Floor: Polished Concrete
5	Staircase: Metal
6	Handrails: Metal
7	Lighting: Recessed
8	Windows: Aluminum
9	Doors: Solid Core
10	Countertops: Granite
11	Sinks: Stainless Steel
12	Stoves: Electric
13	Dishwashers: Electric
14	Refrigerators: Electric
15	Freezers: Electric
16	Washing Machines: Electric
17	Dryers: Electric
18	Water Heaters: Electric
19	Boilers: Gas
20	HVAC: Gas
21	Electrical: Copper
22	Plumbing: Copper
23	Gas: Steel
24	Fire: Steel
25	Structural: Steel
26	Foundation: Concrete
27	Basement: Concrete
28	Attic: Concrete
29	Roof Deck: Concrete
30	Roofing: Asphalt/Flt
31	Insulation: Fiberglass
32	Ventilation: Mechanical
33	Exhaust: Mechanical
34	Makeup Air: Mechanical
35	Fire Alarm: Mechanical
36	Security: Mechanical
37	Access Control: Mechanical
38	Intercom: Mechanical
39	Video Surveillance: Mechanical
40	Audio Surveillance: Mechanical
41	Environmental Control: Mechanical
42	Energy Management: Mechanical
43	Water Management: Mechanical
44	Waste Management: Mechanical
45	Recycling: Mechanical
46	Composting: Mechanical
47	Landfill: Mechanical
48	Incineration: Mechanical
49	Biogas: Mechanical
50	Solar: Photovoltaic
51	Wind: Turbine
52	Geothermal: Heat Pump
53	Hydro: Turbine
54	Nuclear: Reactor
55	Fusion: Reactor
56	Antimatter: Reactor
57	Dark Matter: Reactor
58	Exotic Matter: Reactor
59	Unknown Matter: Reactor
60	Unknown Energy: Reactor



2 PARTIAL CLUBHOUSE ELEVATION

1/8" = 1'-0"



1 CLUBHOUSE ELEVATION

1/8" = 1'-0"

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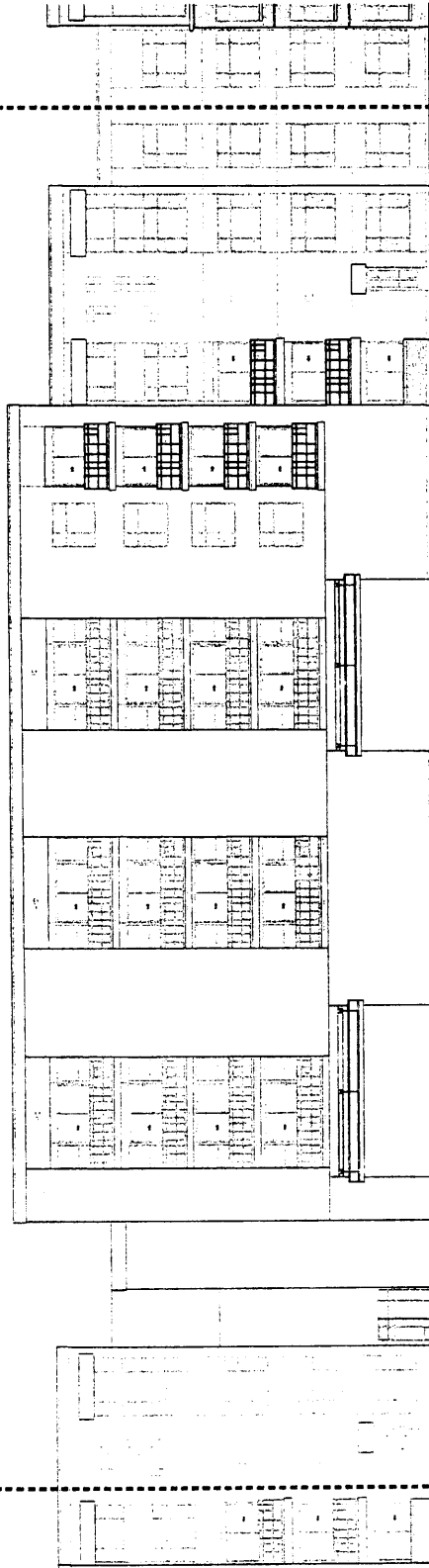
Scale:
 Date:
 Revision:

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Y

MATCHLINE

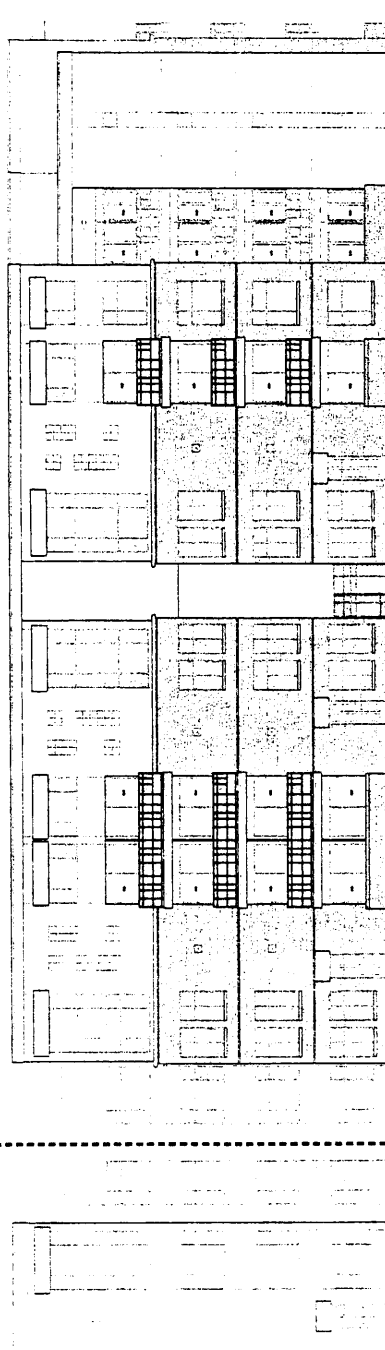


MATCHLINE

(1b) PARTIAL GARAGE ENTRY ELEVATION

1/8" = 1'-0"

MATCHLINE

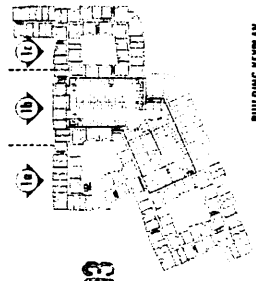


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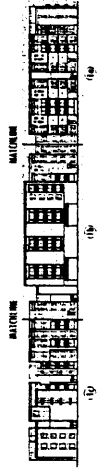
(1c) PARTIAL GARAGE ENTRY ELEVATION

1/8" = 1'-0"

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BUILDING KEYPLAN



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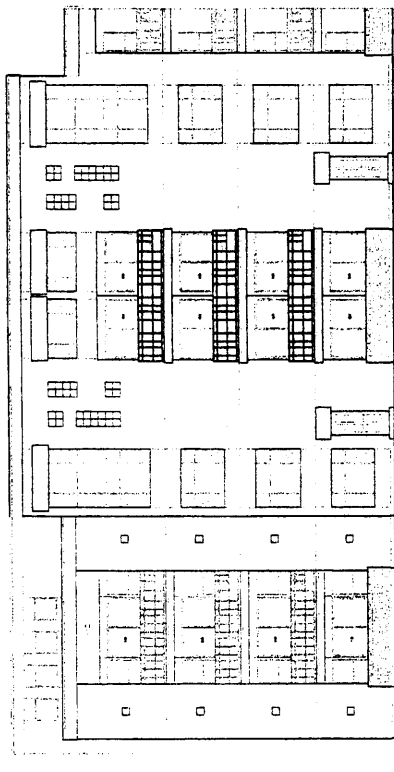
Gray Development Group
2118 East Camelback Road
Phoenix, Arizona 85016
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Date:	
Revised:	

Parody Gray Architects, LLC
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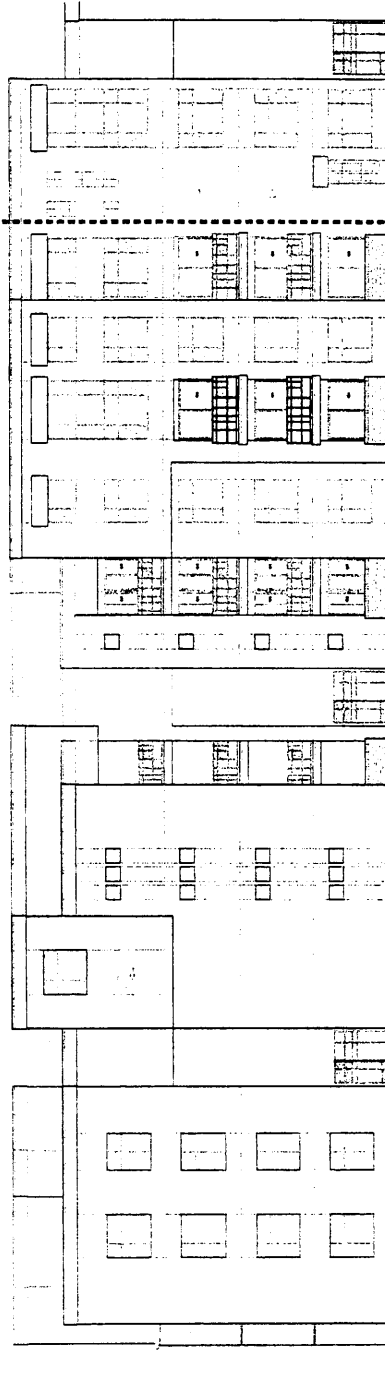




(2) ELEVATION

1/8" = 1'-0"

MATCHLINE



(10) PARTIAL GARAGE ENTRY ELEVATION

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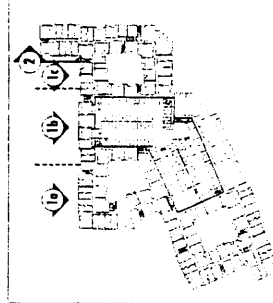
MATCHLINE



MATCHLINE KEYPLAN

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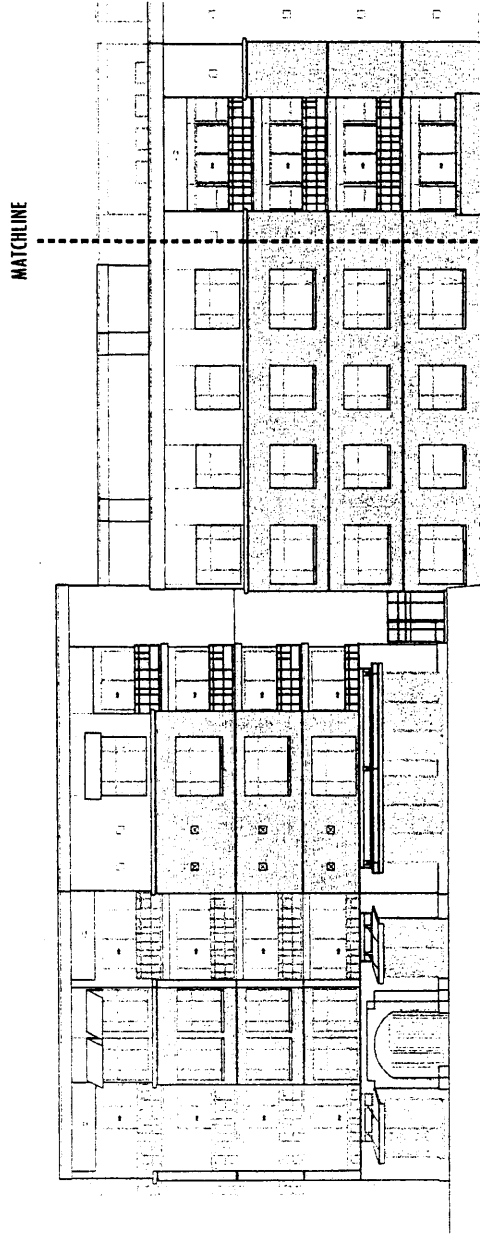
Gray Development Group
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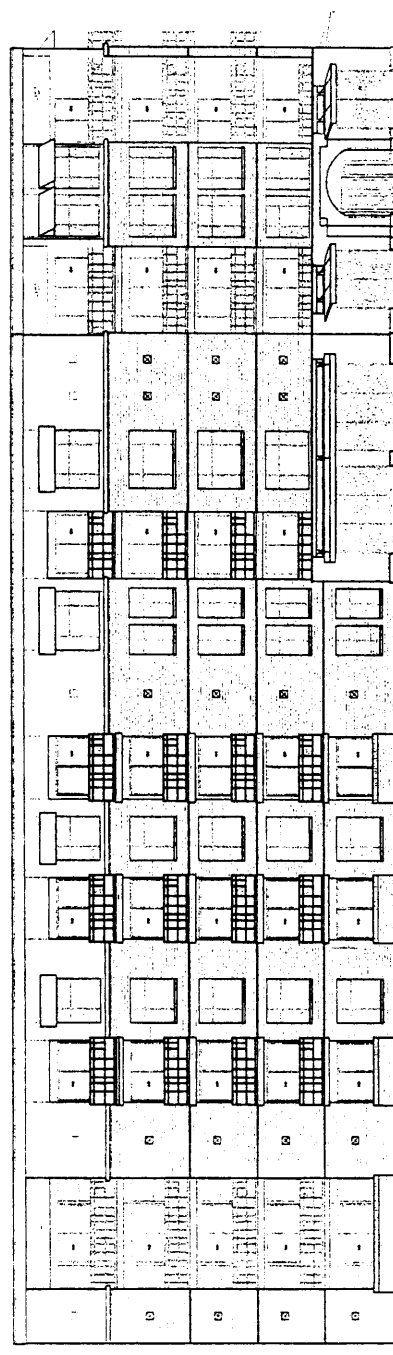
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(26) PARTIAL RETAIL SIDE ELEVATION
1/8" = 1'-0"



(1) RETAIL FRONT ELEVATION
1/8" = 1'-0"



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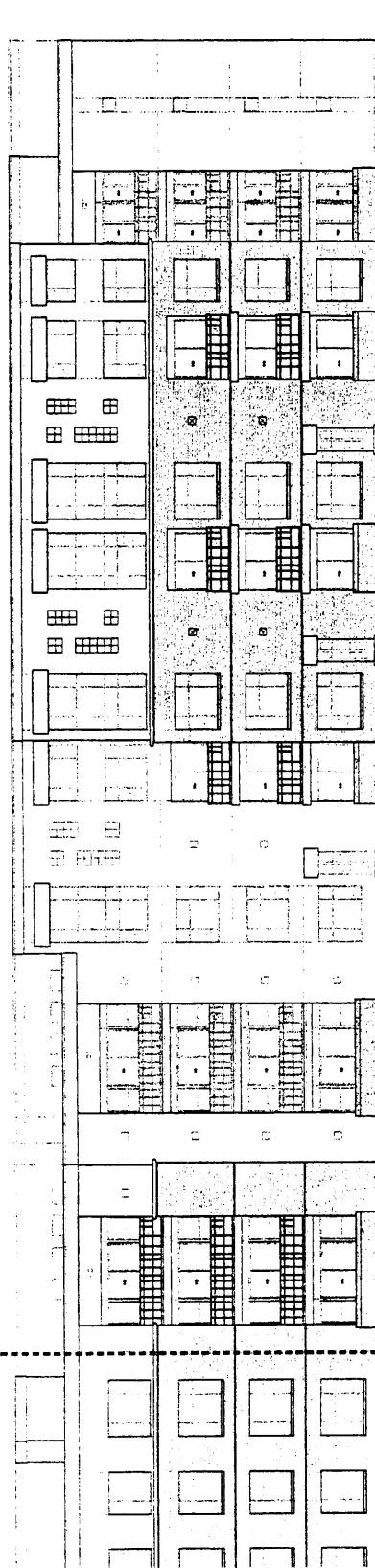
MONDRIAN
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By: _____
Reviewed: _____
Date: _____

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MATCHLINE



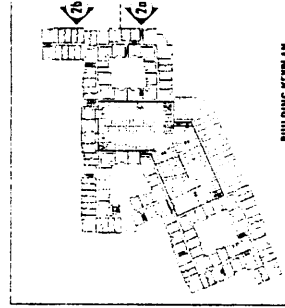
76. PARTIAL RETAIL SIDE ELEVATION

1/8" = 1'-0"

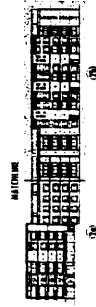
MATCHLINE

Y4

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BUILDING KEYPLAN



BUILDING KEYPLAN

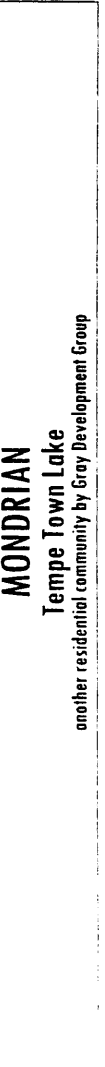


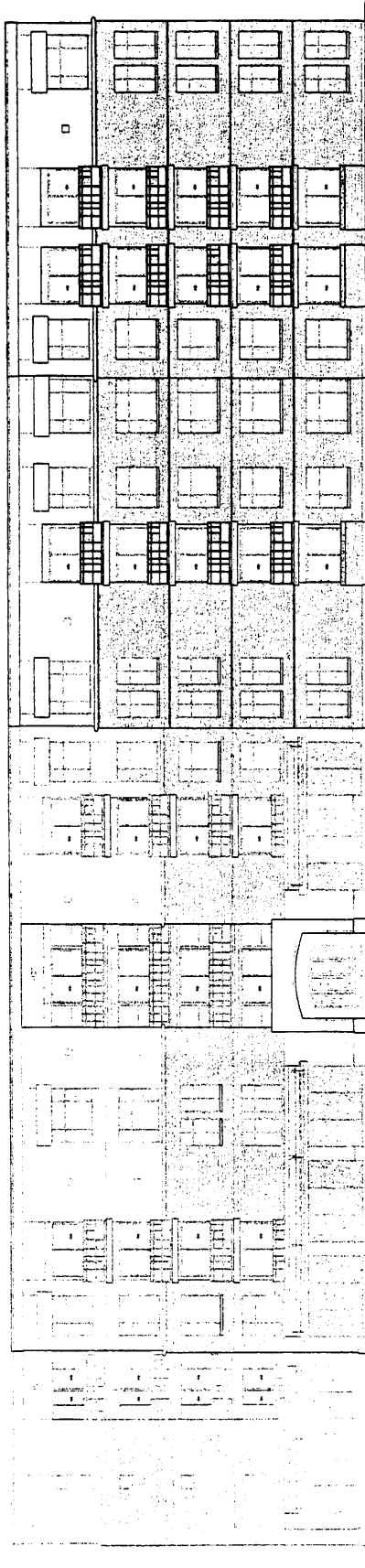
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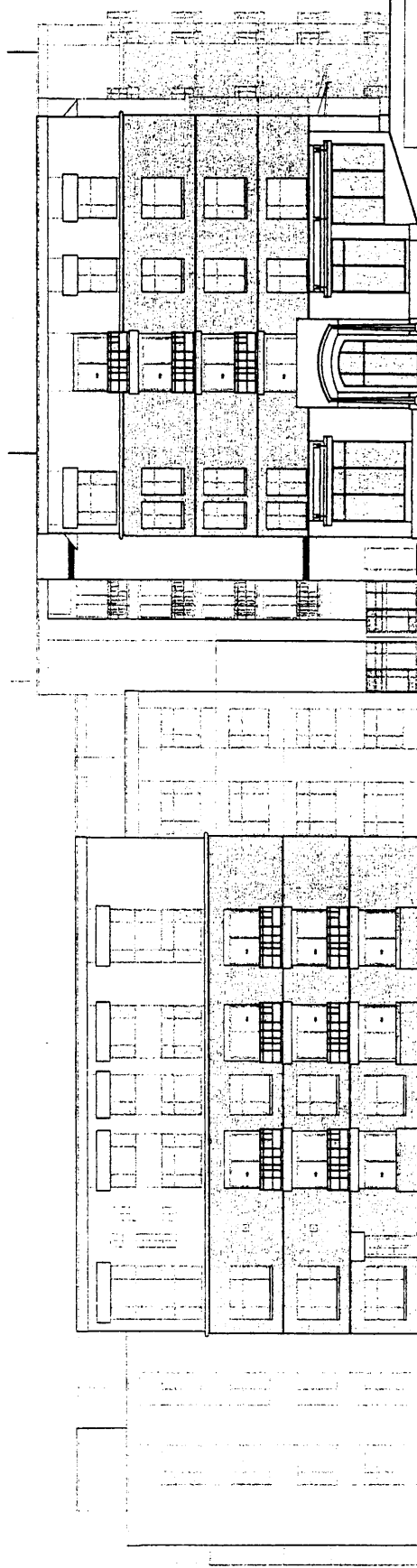
DATE: _____
REVISION: _____





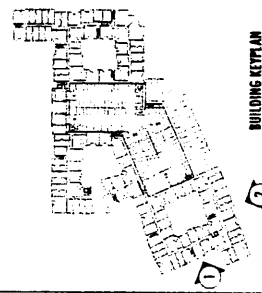
(2) RESTAURANT FRONT ELEVATION

1/8" = 1'-0"



(1) RESTAURANT SIDE ELEVATION

1/8" = 1'-0"



BUILDING KEY PLAN

OCT 03 2003

Y5



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Suite 200
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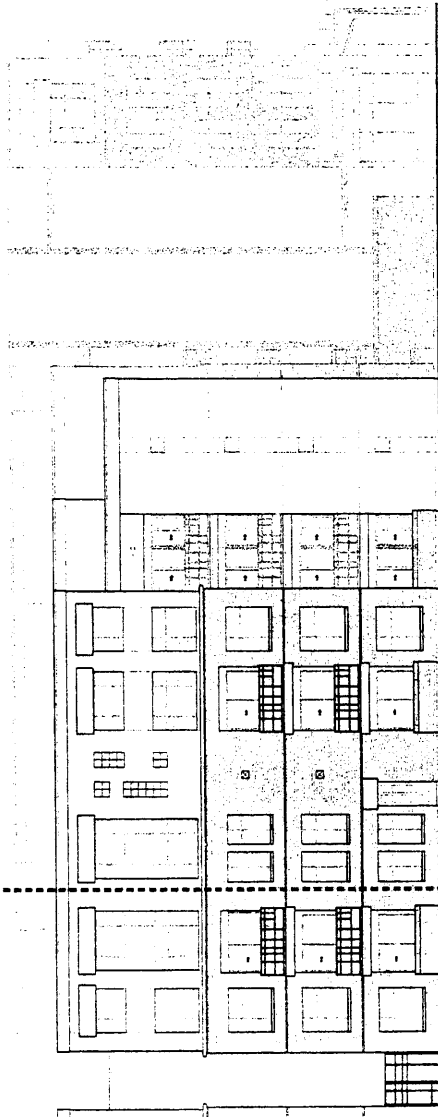
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Revisions

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MATCHLINE

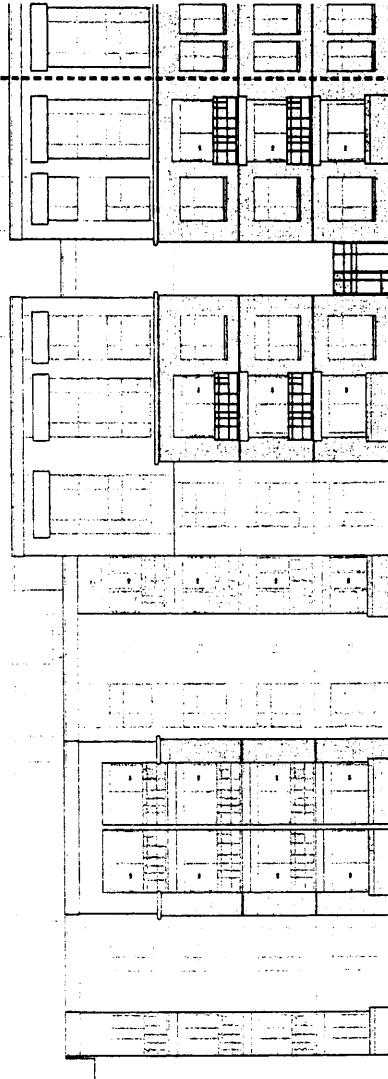


MATCHLINE

3b. PARTIAL ELEVATION

1/8" = 1'-0"

MATCHLINE



MATCHLINE

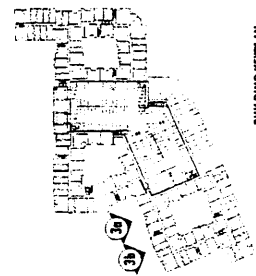
3a. PARTIAL ELEVATION

1/8" = 1'-0"

MATCHLINE



ELEVATION KEYPLAN



BUILDING KEYPLAN

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Y6



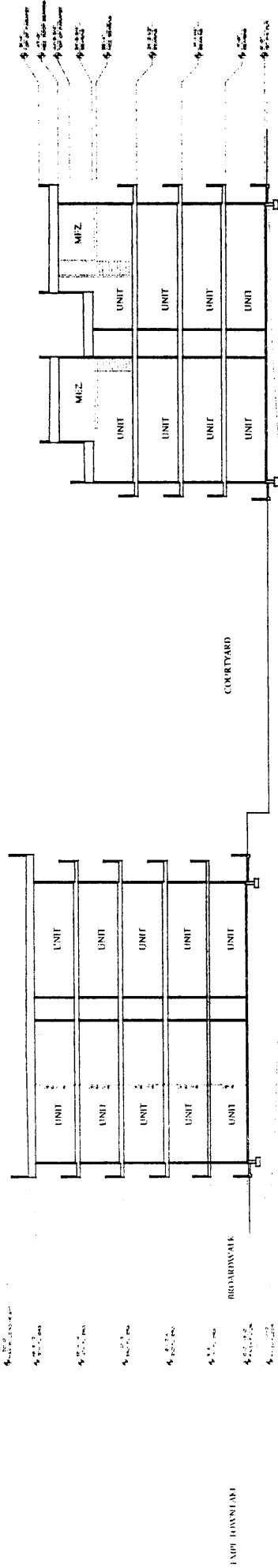
Gray Development Group
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Phoenix, Arizona 85016
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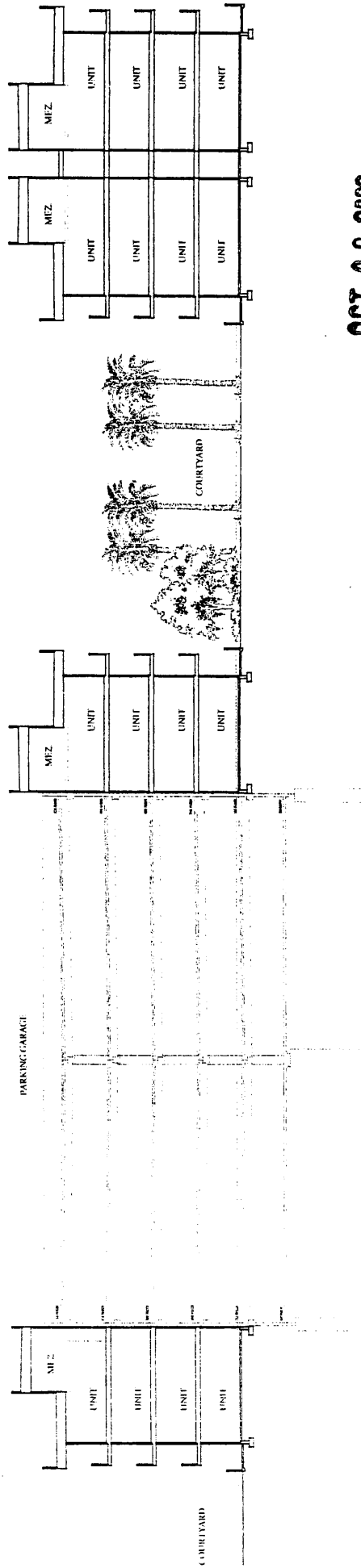
Date: _____
Revision: _____

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Phoenix, Arizona 85016
Suite 200
407.914.0109

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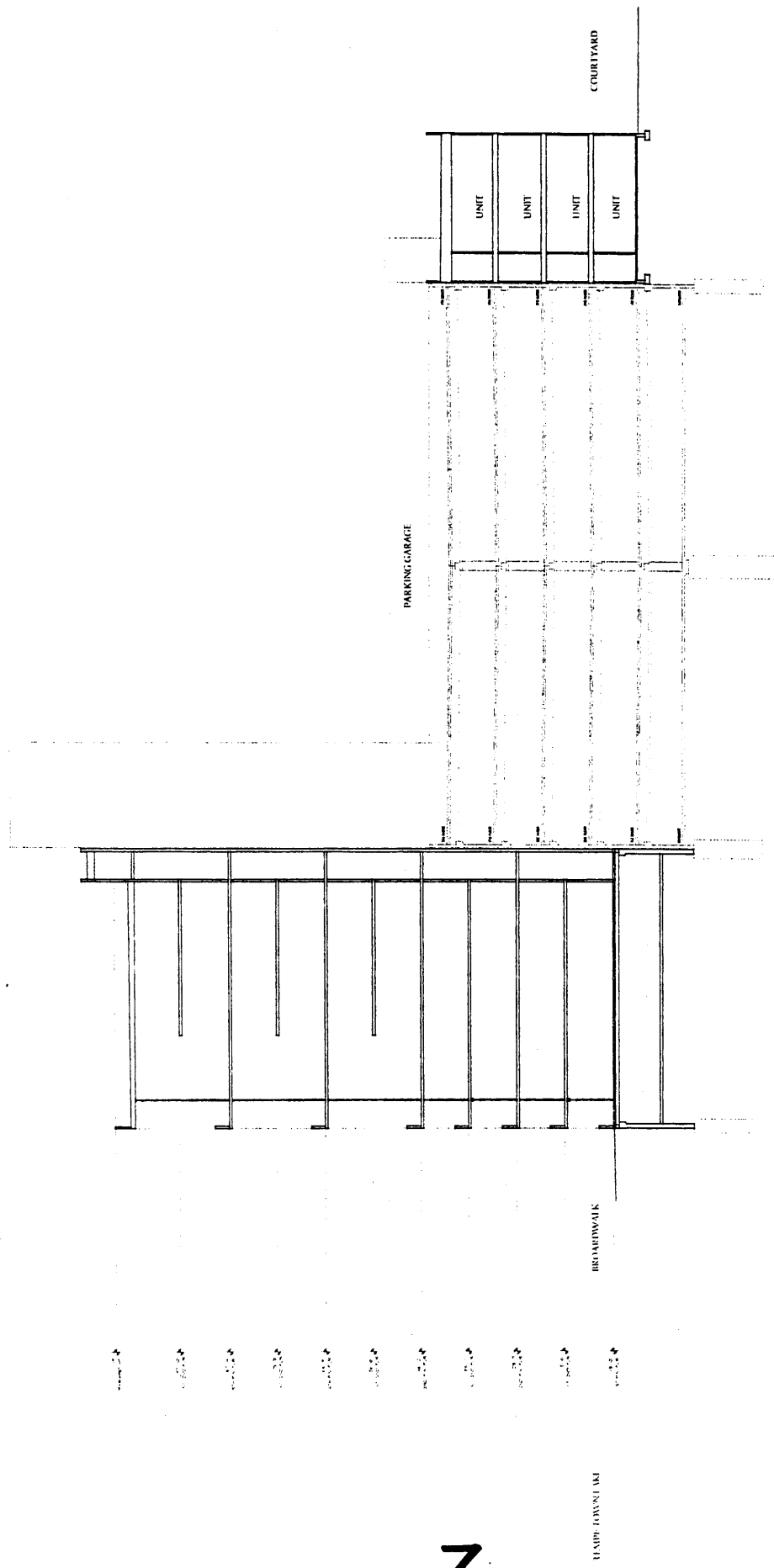
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1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Rev: 04/27/03
Revised:

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2190 East Camelback Road
Phoenix, Arizona 85016
Suite 200
407.954.0109





Z1

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 2100 East Camelback Road
 Phoenix, Arizona 85016
 Suite 200
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Rev: 2100-03
 Revision:

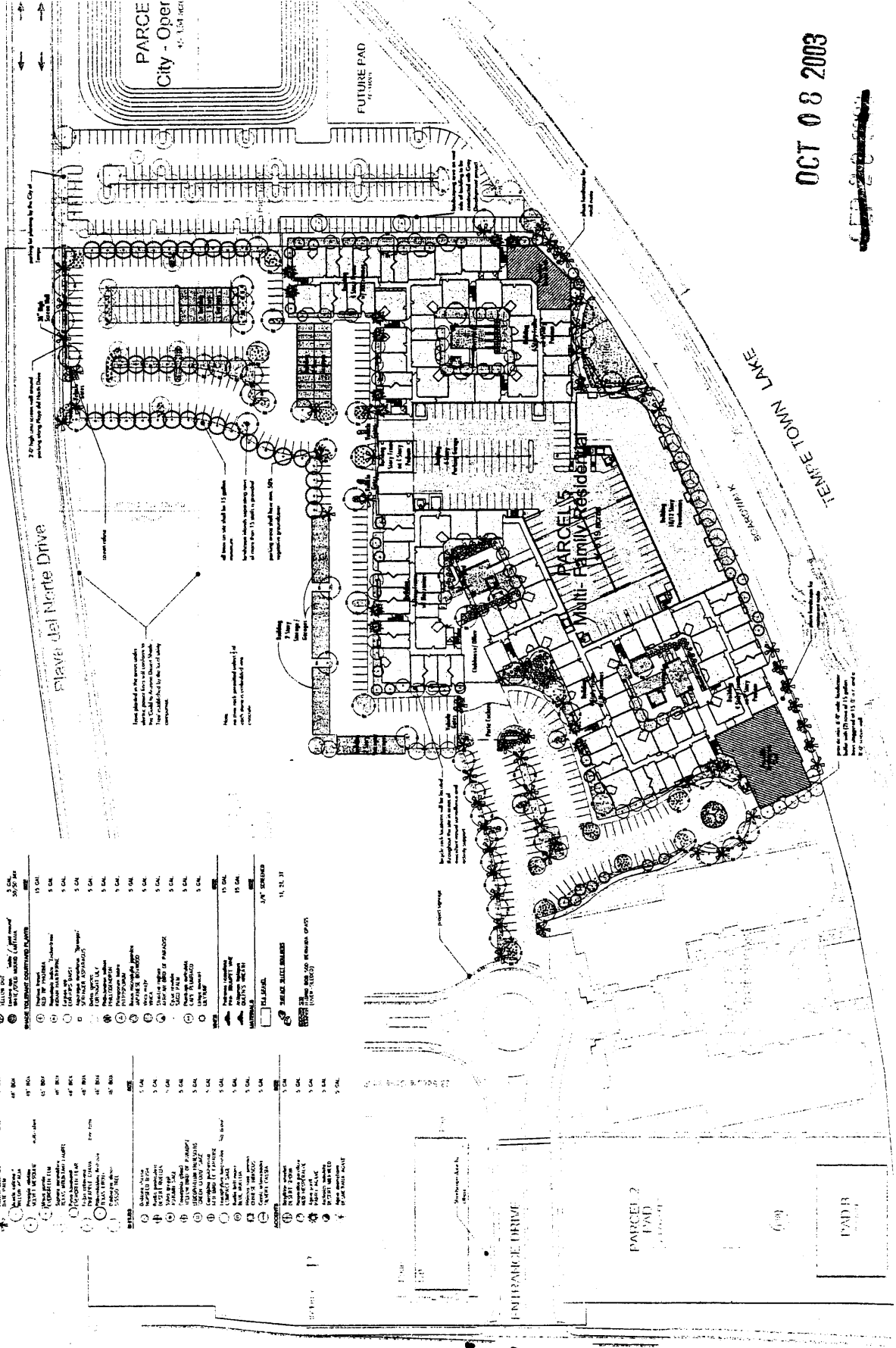
Parady Gray Architects, LLC
 2100 East Camelback Road
 Phoenix, Arizona 85016
 Suite 200
 487.554.0109



ITEMS	QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL
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ITEMS	QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL
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193	1	1.00	1.00	193.00
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268				

STANDARD CODE		STANDARD DESCRIPTION	STANDARD UNIT	STANDARD QUANTITY	STANDARD PRICE	STANDARD TOTAL
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3	3	3	3	3	3	3
4	4	4	4	4	4	4
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10	10	10	10	10	10	10
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62	62	62	62	62	62	62
63	63	63	63	63	63	63
64	64	64	64	64	64	64
65	65	65	65	65	6	



OCT 08 2003

SECRET

 Gray Development

**Mondrain
Apartments**

(parcel 5)
Playa Del Norte
&
Rural Road
Tempe AZ



a group
landscape architecture
environmental design



817 North Central Avenue
Phoenix, Arizona 85004
602-462-9000
Fax: 602-462-9001
www.springsprax.com

SEPTEMBER 19, 2003

Mondrian Apartments

Conceptual Landscape Plan

SCALE: 1" = 50'-0"